

# MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Joseph E. Crosland

Greenville, S. C.

, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **The Life & Casualty Insurance Company of Tennessee**, a corporation organized and existing under the laws of **Tennessee**, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Six Thousand and No/100** Dollars (\$ **6,000.00**), with interest from date at the rate of **four and one-half** per centum ( **4½** %) per annum until paid, said principal and interest being payable at the office of **The Life & Casualty Insurance Company of Tennessee** in **Nashville/ Tennessee**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Thirty-seven & 98/100** Dollars (\$ **37.98**), commencing on the first day of **June**, 19 **42** and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **May**, 19 **62**.

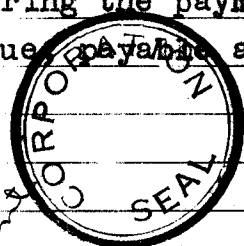
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the West side of Belmont Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 61 on plat of McDaniel Heights, made by Dalton & Neves, Engineers, April, 1941, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book L, at page 47, and having, according to said plat and a recent survey made by R. E. Dalton, April 24, 1942, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Belmont Avenue, at joint front corner of Lots No. 60 and 61, said pin also being 169.8 feet North from the Northwest corner of the intersection of Belmont Avenue and Newman Street, and running thence with the West side of Belmont Avenue, N. 14-30 E. 65 feet to an iron pin at joint front corner of Lots No. 61 and 62; thence with the line of Lot No. 62, N. 75-30 W. 150 feet to an iron pin; thence S. 14-30 W. 65 feet to an iron pin; thence with the line of Lot No. 60, S. 75-30 E. 150 feet to an iron pin on the West side of Belmont Avenue, the beginning corner.

The mortgagor, in order more fully to protect the security of this mortgage, does hereby also covenant and agree as follows:

8. That the mortgagor will pay all taxes which may be levied on the mortgagee's interest in said real estate and improvements, and which may be levied upon this mortgage or the debt secured ~~on the debt secured~~ hereby (but only to the extent that such is not prohibited by law and only to the extent that such will not make this loan usurious), but excluding any income tax, State or Federal, imposed on mortgagee, and will file the official receipt showing such payment with the mortgagee. It, at any time, any law or court decree prohibits the payment by the mortgagor of any tax, other than an income tax, levied upon the mortgagee's interest in the mortgaged real estate and improvements, or levied upon the mortgage or the debt secured hereby, or provides that any amount so paid by the mortgagor must be credited on the mortgaged debt, the mortgagee shall have the right to give thirty days' written notice to the owner of the mortgaged premises, requiring the payment of the mortgage debt. If such notice be given, the said debt shall become due, payable and collectible at the expiration of said thirty days.



*Handwritten notes:*  
Paid in full and satisfied  
The Life & Casualty Insurance Company  
of Tennessee  
Greenville, S.C.  
10/30/42

*Stamp:*  
SATISFIED AND CANCELLED BY  
RECORD 11  
AT 10:30  
N. M. C. FOR GREENVILLE COUNTY, S. C.  
10-30-42

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, it successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to