MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 35086

THE STATE OF SOUTH CAROLINA, } TO ALL WHOM THESE PRESENTS MAY CONCERN:
County of Greenville.

We, J.W. Ricker and Julia K. Ricker

SEND GREETING:

WHEREAS, We, the said J.W. Ricker and Julia K. Ricker are the owners and holders of a mortgage note in writing, of even date with these presents, in and by our certain Promissory note, bearing date the 31st day of Nov. 1921, well and truly indebted to A.Louise Heyward in the full and just sum of Five hundred ($500.00) Dollars, to be paid on demand after date, with interest thereon from date at the rate of eight per cent. per annum, to be computed and paid annually, and to secure payment thereof, we have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said A.Louise Heyward, her heirs and assigns, forever, all that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing Fifty (50) acres, more or less, and being the same land conveyed to us by A.Louise Heyward by deed dated March 31st, 1921, and recorded in the office of the Register of Mesne Conveyance for Greenville County, in Book 161 at page 246 to which said deed and record thereof reference is made for a more complete description of said premises, and to have and to hold all and singular the said premises unto the said A.Louise Heyward, her heirs and assigns, forever, with all the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise appertaining, and we do hereby bind our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said A.Louise Heyward, her heirs and assigns, forever, from us and our heirs and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

Provided, however, that if we, the said J.W. Ricker and Julia K. Ricker, our heirs, executors or administrators, do and shall well and truly pay or cause to be paid unto the said A.Louise Heyward, her heirs or assigns, the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, or any renewal thereof, and shall also pay all taxes lawfully assessed on said premises, then this mortgage and the estate hereby created shall cease, determine and be utterly void; but if default be made in payment of said debt or any part thereof, or interest thereon, if any shall be due, or any part thereof, or any taxes on said premises, or any part thereof, when lawfully demanded, or within thirty days after the same shall become payable, or if we, the said J.W. Ricker and Julia K. Ricker, our heirs, executors or administrators, shall sell or dispose of said premises, or any part thereof, or shall be divested of our title to the premises by any lawful process, then the said A.Louise Heyward, her heirs or assigns, or her or their agent or attorney, may at any time thereafter, enter upon and take possession of said premises, and have, hold, use, occupy and enjoy the same, and receive the rents and profits thereof, and apply so much thereof as may be necessary to the payment of said debt or any part thereof, and interest thereon, if any shall be due, and to the payment of all lawful charges, costs and expenses, including a reasonable attorney's fee for collecting the same, and to the payment of any taxes and assessments on said premises, and to the payment of all such sums of money as may be necessary to be paid for the protection of said premises, and to the payment of any and all such sums of money as may be necessary to be paid for the protection of the lien of this mortgage, and to the payment of any and all such sums of money as may be necessary to be paid for the protection of the title to said premises, hereby covenanting and agreeing to and with the said A.Louise Heyward, her heirs or assigns, that in the event we, the said J.W. Ricker and Julia K. Ricker, our heirs, executors or administrators, default