

STATE OF SOUTH CAROLINA,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

hereinafter spoken of as the Mortgagor..... send greeting.

WHEREAS

justly indebted to the South Carolina Security Company, a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Thirty-five Hundred Dollars (\$3,500.00), lawful money of the United States of America, secured to be paid by...

Payable as follows: One Hundred Five (\$105.00) Dollars on the first day of September 1934 and a like amount semi-annually on the first day of every March and September thereafter...

and also interest upon said principal sum to be computed from the day of the date hereof, at and after the rate of six (6%) per centum per annum.....

payable semi-annually on the first days of every March and September from and after the date hereof until

the aforesaid principal sum shall be fully paid, said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance, as hereinafter provided.

NOW, KNOW ALL MEN, that the said Mortgagor..... in consideration of the said debt and sum of money mentioned in the condition of the said bond and for the better securing the payment of the said sum of money mentioned in the condition of the said bond, with interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, he has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being on the south side of West Stone Avenue...

in the City of Greenville, County and State of South Carolina, and is described as follows: Beginning at the northwest corner of the lot here described and running thence with the western line of said lot as a line of Redmon lot in a southerly direction 220 feet, more or less, to Parker Street; thence with the northern side of Parker Street in a westerly direction 45.1 feet to line of lot conveyed by Thomas B. Butler, Trustee for Elise Butler Foster and her children, to Julia McCarrell Foster; thence in a northerly direction with line of said lot 220 feet, more or less, to a point in the south side of West Stone Avenue, which point is in the center of a ten foot driveway; thence in an Easterly direction with the southern side of Stone Avenue, 45 feet to the point of beginning. Being the same lot of land conveyed to the mortgagor herein by Guy B. Foster, by deed of even date herewith and to be recorded together with all my right, title and interest in and to a certain strip reserved for a driveway along the Western boundary of the lot herein described.

TOGETHER with the appurtenances and all the estate and rights of the said Mortgagor.....in and to said premises. AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are ever furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD the said premises and every part thereof with the appurtenances unto the said Mortgagee, its successors, legal representatives and assigns forever.

PROVIDED ALWAYS, that if the said Mortgagor..... heirs, executors, administrators, successors or assigns, shall pay unto the said Mortgagee, its successors or assigns, the said sum of money mentioned in the condition of the said bond or obligation, and the interest thereon, at the time and in the manner therein specified, then these presents and the estate hereby granted shall cease, determine and be void.

AND the said Mortgagee, its successors, legal representatives or assigns, shall also be at liberty, immediately after any such default, upon a complaint filed or any other proper legal proceeding being commenced for the foreclosure of this mortgage, to apply for, and the said Mortgagee shall be entitled as a matter of right, without consideration of the value of the mortgaged premises as security for the amounts due the Mortgagee, or of the solvency of any person or persons bonded for the payment of such amounts, to the appointment by any competent Court or Tribunal, without notice to any party, of a Receiver of the rents, issues and profits of the said premises with power to lease the said premises, or such part thereof as may not then be under lease, and with such other powers as may be deemed necessary, who, after deducting all proper charges and expenses attending the execution of the said said trust as Receiver, shall apply the residue of the said rents and profits to the payment and satisfaction of the amount due, including interest and the costs and a reasonable attorneys' fee for the foreclosure and sale; and said rents and profits are hereby, in the event of any default or defaults in the payment of said principal and interest, or any tax, assessment, water rate, or insurance, pledged and assigned to the said Mortgagee, its successors or assigns, who shall have the right forthwith after any such default to enter upon and take possession of the said mortgaged premises and to let the said premises and receive the rents, issues and profits thereof, and apply the same, after payment of all necessary charges and expenses, on account of the amount hereby secured.

State of South Carolina } I, Mammie H. Fulmer, President of South Carolina Security Company, hereby assign, transfer and set over to County of Greenville } Metropolitan Life Insurance Company, the within mortgage and the note which the same Guy B. Foster } executed, without recourse. Dated this 19th day of September, 1934. By Mammie H. Fulmer, President of South Carolina Security Company.

Assignment recorded Sept 9th, 1934 at 11:25 a.m.

SATISFIED AND CANCELLED BY ORDER OF THE CLERK OF THE COURT OF COMMON PLEAS, GREENVILLE, S. C. RECORDED 18th DAY OF SEPTEMBER 1934