**Vol. 209.** **Form 1.**

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 62577

# STATE OF SOUTH CAROLINA,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. Lafayette McGregor

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

WHEREAS C. Clarland McGregor

justly indebted to the 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

$ 4,000.00 lawful money of the United States of America, secured to be paid by certain bond or obligation, bearing even date herewith, conditioned for the payment at the principal office of the said Security Company, in the City of Greenville, South Carolina, of the sum of Four Thousand Dollars ($ 4,000.00 ) Dollars

and also interest upon said principal sum to be computed from the day of the date hereof, at and after the rate of Six per centum per annum

payable semi-annually on the first days of every September and March 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. The obligee may call for gold coin of present standard of weight and fineness, in which case obligor shall make payment in same.

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 the 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, 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

In Greenville Township, Greenville County, State of South Carolina, on the North side of Warner Street, and being known and designated as Lot No. 38 on Plat of Property of Wade Cothran Made by Walton & Neves, Engineers, July, 1927, and recorded in the office of the R.M.C. for Greenville County in Plat Book "H" at Page 163, and having the following metes and bounds, to-wit:- Beginning at an iron pin on the North side of Warner Street at the Southeast Corner of Lot No. 39, which pin is 235 feet from the East side of McDaniel Avenue, and running thence along line of Lot No. 39. N. 9-35 E. 165 feet to an iron pin in the line of Donaldson Property; thence along line of Donaldson Property, S. 81-15 E. 65 feet to an iron pin at the Northwest Corner of Lot No. 37; thence along the line of Lot No. 37, S. 9-35 W. 165 feet to an iron pin on the North side of Warner Street, the Southwest Corner of Lot No. 37; thence along the North side of Warner Street N. 81-15 W. 65 feet to the beginning Corner.

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, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, 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 ....., his 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 excution 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 remaining secured hereby, or to any deficiency which may exist after applying the proceeds of the sale of the said premises to the payment 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, County of Greenville: In the Probate Court. Florine Newman vs. J. B. Newman. Assignment for Value received, South Carolina Security Company hereby assigns, transfers and sets over to Metropolitan Life Insurance Company the within mortgage and the note which the same secures, without recourse. Sworn to before me this 2nd day of June, 1930. Florine Newman. Witness: Walter Fisher. Received June 3, 1930 at 10:15 a.m. By C. W. Dec. 39

Paid in full and satisfied this 4 day of June 1930. Security Company. Witness: Walter Fisher. Received satisfaction June 2, 1930. Mortgage Book 209 Page 74. Amount $4,000.00. Date June 2, 1930. South Carolina, County of Greenville. Mortgagor C. Clarland McGregor. Mortgagee Security Company. Received satisfaction