

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

(\$8,000.00) 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 South Carolina Security Company, in the City of Greenville, South Carolina, of the sum of Eight thousand and

no part payable as follows: \$1,000.00 on the first day of January, 1939, and the same amount on the first day of each month thereafter until the principal and interest thereon shall be paid in full. The sum of \$7,000.00 shall be paid on the first day of March, 1940, and the same amount on the first day of each month thereafter until the principal and interest thereon shall be paid in full. The sum of \$1,000.00 shall be paid on the first day of January, 1941, and the same amount on the first day of each month thereafter until the principal and interest thereon shall be paid in full.

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

payable semi-annually on the first days of January 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 hereby 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 the County of Greenville, State of South Carolina, and being a part of the same as more fully described in the plat of the same, together with the interest therein, as shown on the plat of the same, and being more particularly described as follows: Beginning at an iron pin, at the Southeastern intersection of North Main and East Caule Streets, according to a recent survey thereof made by Patton & News, Engineers, May, 1930 the following notes and bounds to-wit: Beg. at an iron pin, at the Southeastern intersection of North Main and East Caule Streets and running thence with the South side of East Caule Street, S 70-27 E. 150.4 feet to an iron pin; thence S. 18-54 W. 50 feet to an iron pin; thence N. 70-27 W. 156 feet to an iron pin in the line of North Main Street; thence along the Eastern side of North Main Street, N. 19-39 E. 50 feet to the point of beginning. Subject to a mutual right of way in a 10-foot Alley at the rear of said lot, which commences on Caule Street at a point 148.4 feet East of Main Street and runs back parallel with Main Street 50 feet.

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 execution of the 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
Mortgage of real estate
No. 209
Filed for record
this 19th day of
January, 1939
at Greenville, S.C.
10:40 am

South Carolina Security Company
Mortgage
Book 209, Page 79
Mabel I. Book 209, Page 79
Recorded in Book 209, Page 79
South Carolina Security Company
Greenville, S.C.
8-19-39
Mortgage of real estate
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Filed for record
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