PROVENCE, JARRARD & MARTIN—GREENVILLE 23456

STATE OF SOUTH CAROLINA,
County of Greenville.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Floyd W. Cox,

in the State aforesaid, SEND GREETING:

WHEREAS, I the said Floyd W. Cox, hereinafter called Mortgagor

in and by certain bond or Obligation of even date herewith stand firmly held and bound unto CITIZENS BUILDING AND LOAN ASSOCIATION, a corporation hereinafter called the mortgagee ~~of Greer, Greenville County, South Carolina,~~ in the full sum of Twelve hundred, Dollars, conditioned for the payment of the monthly sum of Twenty Dollars, on the ~~twenty~~ fifth day of each and every month succeeding the date hereof, until each and every share in the said Association shall reach the value of ONE HUNDRED DOLLARS and also for ten per centum attorney's fees, in case of suit or of collection by or through an attorney, which, in addition to said debt, is hereby secured and made a lien on the premises, as in and by the said Bond and Condition thereof, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, that I the said mortgagor

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said ~~CITIZENS BUILDING AND LOAN ASSOCIATION of Greer, Greenville County, South Carolina~~ mortgagee, according to the condition of said ~~Bond~~ note or obligation, and, also, in consideration of the further sum of THREE DOLLARS to me to said mortgagor ~~mortgagee~~ in hand, well and truly paid by the said ~~CITIZENS BUILDING AND LOAN ASSOCIATION of Greer, Greenville County, South Carolina~~, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, I the said mortgagor, Have Granted, Bargained, Sold and Released, and by these Presents Do Grant, Bargain, sell and release unto the said ~~Citizens Building and Loan Association of Greenville County, South Carolina, its successors and assigns forever~~ mortgagee;

~~side of~~ ~~street.~~

Satisfied and cancelled of record this 4 day of June 1934
Geo. E. Bryant
R. M. C. for Greenville County, S. C.
at 9 o'clock A. M.
#6684

All that certain, peice, parcel and lot of land situate; lying and being in the State and County aforesaid, near the Town of Greer, lying between the new and old National highway, having the following metes and bounds: All of lot #6 and a part of lot #7 (except that part crossing the new highway) as shown by plat of W. N. Willis, C. E. made for Cunningham, Haynesworth and Burgess, Dec. 10th, 1915, beginning at an iron pin, corner of lot No. 6 and running thence S. 69 E. 50 feet to an iron pin; thence S. 65 E. 20 feet to an iron pin by old highway; thence S. 12.10 W. 152.5 feet to an iron pin by New Highway, Mrs. Lola T. Smith's corner; thence S. 87¾ W. 93 feet to an iron pin, corner of lots Nos. 5 and 6; thence N. 19 E. 148 feet to the beginning corner, according to survey made by W. A. Christopher, May 17th, 1920. This being the same lot of land conveyed to me by R. L. Ford deed dated Nov. 30th, 1925, and recorded in R. M. C. office for Greenville County Vol. 106, page 295.

And, the said mortgagor his Heirs, Executors, Administrators and Assigns hereby specifically agree and covenant to do and perform the following acts and to comply with the following conditions:

1. To pay all taxes, charges, public rates or assessments on the above described property, as and when due, and before any of them become delinquent.

2. To make or permit no waste, alteration or removals of any improvements, now or hereafter on the said property without the mortgagee's written consent.

3. To insure in companies acceptable to the mortgagee, the house and buildings now or hereafter on the said lot or lots in the sum of not less than Twelve hundred Dollars, against loss or damage by fire, and in such other forms of insurance as may be required by the mortgagee, and pay for the said insurance when due, and assign the Policy of Insurance to the said mortgagee.

4. To pay the said debt or sum of money as provided in said note or obligation and in this mortgage, with interest thereon, according to the true intent and meaning of the said note or obligation and this mortgage together with all costs and expense which the said mortgagee shall incur, including attorney's fees chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.

Upon breach of any of the conditions of this mortgage, or upon default in the payment of the principal of said debt, or interest thereon, or upon default in payment of any sums of money provided to be paid at the time the same is due by the said mortgagor, his Heirs, Executors, administrators or assigns, under the agreements and covenants of this mortgage, the said mortgagee, or its successors or assigns, shall have the right to pay the same, or any part thereof, or to have or cause the said property to be insured in its name, and pay for the same, and all sums so paid by the said mortgagee shall stand secured by this mortgage and shall have the option to treat the entire indebtedness secured hereby as due and to foreclose this mortgage.

And if at any time the said obligations or any part thereof shall be past due and unpaid, the mortgagor and his Heirs, Executors, Administros, successors or assigns agree that any Judge of the Circuit Court of said State, at chambers or otherwise, and upon ex parte proceedings, or otherwise, may appoint a receiver, with authority to take possession of the said premises and collect the rents and profits thereof, applying the net proceeds so collected ~~the rents and profits thereof, applying the net proceeds so collected~~ (after paying costs of collection) upon said debts, interest, insurance, or other legal assessment, costs or expenses; without liability to account for anything more than the rents and the profits actually collected, less said costs.

bear interest from the date of payment until repaid at the rate of eight per centum per annum, and the said mortgagor