

PROFESSOR JENNARD & MARTIN-GREENVILLE 23950

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgage
(South Carolina)
Recorded Real Estate
City Book 2 30, page 1
Amount \$500.00
Noted December 10, 1930

J. Y'Jenia U. Adams

hereinafter spoken of as the Mortgagor, send greeting

WHEREAS J. Y'Jenia U. Adams, of the County of Greenville, State of South Carolina, is

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

Two Thousand Five hundred (\$2,500.00)

Dollars (\$2,500.00), lawful money of the United States of America, secured to be paid by the said J. Y'Jenia U. Adams, to the said Mortgagee, in the City of Greenville, South Carolina, at such other place either within or without the State of South Carolina as the owner of this obligation may from time to time designate, of the sum of Two Thousand Five hundred (\$2,500.00) Dollars, payable as follows:-

Seventy-Five (\$75.00) Dollars on the first day of September, 1931, and like amount semi-annually on the first days of every March and September thereafter, until and including September 1, 1946, and the balance of the principal then remaining unpaid on March 1, 1946.

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.

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the debt and sum of money mentioned in the condition of the said bond and for the better securing 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, situated and being

near the City of Greenville on the east side of Paris Road, and being known and designated as lot No. 104 on plat of Augusta Circle as revised by R. F. Dalton, Engineer, September 1st, 1922, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "F", at page 26, and having according to said plat the following metes and bounds, to-wit:-

Beginning at an iron pin on the east side of Paris Road, joint corner of lots Nos. 103 and 104, and running thence with the joint line of said lots S. 71-35 E. 134.1 feet to an iron pin in line of Lot No. 79; thence with the line of said lot S. 21-35 W. 50 feet to an iron pin, joint corner of lots Nos. 104 and 105; thence with joint line of said lots N. 71-35 W. 129.7 feet to an iron pin in the eastern side of Paris Road; thence with the eastern side of Paris Road N. 16-30 E. 49.9 feet to the point of beginning.

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 appliances, 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 hereto 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 realty as between the parties hereto and 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.

AND the said Mortgagee, its successors, legal representatives or assigns, shall also be authorized immediately upon 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 Mortgagor shall be entitled to, an order of the Court for the appointment of a receiver of the amounts due the Mortgagee, or of the delivery of any person or persons bonded for the payment of such amounts, to the said Mortgagee, or to the receiver appointed by the Court, without notice to any party, and to receive 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 unleased, 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 of a reasonable attorney's 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, placed 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 to let the said premises and to let 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.

AND it is covenanted and agreed by and between the parties to this present that the whole of said principal sum shall become due at the option of the said Mortgagee, its successors, legal representatives or assigns, after default in the payment of interest for thirty days or after default in the payment of any tax, assessment or water rate for sixty days after the same shall have become due and payable, or after default in the payment of any installment hereinbefore mentioned or immediately upon the actual or threatened demolition or removal of any building erected on said premises.

Mortgage
(South Carolina)
Recorded Real Estate
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Noted December 10, 1930

State of South Carolina
County of Greenville
Received satisfaction of the mortgage
from the mortgagee
South Carolina Security Company
in the sum of \$500.00
on the first day of September 1931
and thereafter semi-annually
until and including September 1, 1946
the balance of the principal then remaining unpaid
on March 1, 1946.

In the presence of
Ed. H. Furman
Co. 24. Babcock
State of New York
County of New York
Personally appeared
Ed. H. Furman
and saw the mortgagee
and executed the above
with Co. 24. Babcock
notary public in and for the
County of New York
on this 13th day of September
1930.