

The State of South Carolina, }  
County of Greenville

Mortgage of Real Estate

To All Whom These Presents May Concern:

I, T. M. Mullinax, of the County of Greenville  
in Full and is satisfied this  
Instrument is satisfied this  
11 day of October 1937 in the State aforesaid, SEND GREETING:  
Arthur Hood

WHEREAS, I T. M. Mullinax the said T. M. Mullinax, an indebted in and by my certain Note bearing date the October 16th, day of Oct. 1937, in the sum of ONE hundred twenty five and no/100 Dollars, payable to Arthur Hood or order as in and by said Note, reference being thereunto had will more fully appear. Witness my hand and seal of office this 11th day of October, 1937.

1. It is covenanted and agreed, by and between the parties that the said Mortgagor, his heirs, executors and administrators, shall and will insure the house and all buildings on the said premises (if any there be) in such insurance company as may be approved by the said Mortgagee in a sum not less than \_\_\_\_\_ Dollars, against loss or damage by fire, and the same keep insured until the above mentioned debt is fully paid, and assign the policy to said Mortgagee, and in case that fail to do so the said Mortgagee, Executors, administrators or assigns may cause the same to be done and reimburse \_\_\_\_\_ self for the premises and expenses with interest thereon at the rate of 8 per cent. and that the same shall stand secured by this mortgage.

2. It is also covenanted and agreed, that the said Mortgagor shall pay as they become due all taxes by whatsoever authority legally imposed upon the property hereby mortgaged, and in case he fails so to do the said Mortgagee may cause the same to be paid and reimburse myself therefor with interest at the rate of 8 per cent, per annum, and the amount stand secured by this mortgage.

3. It is also Covenanted and agreed, that the said Mortgagor, his agents and tenants, shall keep the said premises in as good order and condition as they now are and not commit, waste or cut down the timber thereon, to such an extent as to impair the value of the same as a security for the said loan or debt herein, and that the said Mortgagee or holder hereof, shall be the judge as to the same as to whether it impairs the said security.

4. It is also covenanted and agreed, that in case of default in payment under any of the conditions of the said note, or failure to pay the taxes or any taxes hereinbefore specified, or to insure the house or buildings as specified hereinbefore, or to do and perform any of the other covenants and agreements of this mortgage for the space of ten consecutive days,

NOW KNOW ALL MEN, that I T. M. Mullinax, and note aforesaid, and the performance of the covenants hereinafter in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof to the said Arthur Hood according to the condition of the said note. one Dollar to me in hand well and truly paid by the Arthur Hood

at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents, do grant, bargain, sell and release unto the said Arthur Hood the following:

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chicks Springs Township, about three miles North West of the Town of Greer, adjoining lands of Woodrow Vaughn E. C. Lynn, and R. A. Ford, and being on the West side of the Buncombe Road and being the same land conveyed to me by deed from R. A. Ford October 10th 1936 and having the following courses and distances, to-wit: Beginning on an iron pin on the West side of the Buncombe Road, E. C. Lynn's corner, and runs thence with the said road N. 85-08 W. 215 feet to an iron pin on the West side of the said road, corner of lot number 5, thence with the line of lot number 5 S. 26-18 W. 200 feet to an iron pin, corner of lots 3, 5, and 6; thence with the line of lot number six S. 27-55 W. 226.4 feet to an iron pin on new street; thence with the said new street S. 61-23 E. 182.4 feet to an iron pin on Woodrow Vaughn's line; thence with the said line N. 55-16 E. 78.4 feet to an iron pin, E. C. Lynn's corner; thence with the Lynn line N. 26-18 E. 370.5 feet to the beginning corner, and containing Two and 20/100 Acres, more or less, and being known and designated as Lots 1, 2, 3, and 4 on plat of R. a. Ford's land, said plat prepared by H. S. Brockman, Surveyor, October 9th, 1936.

the whole amount of the principal shall thereupon immediately become due and payable to the said Mortgagee or the holder hereof.

5. It is also covenanted and agreed, that in case any action or proceeding of any kind to foreclose this mortgage is commenced or instituted by said Mortgagee or his Heirs, Executors, administrators or assigns a Receiver may be appointed pending such proceedings with the usual powers in such case, to take charge of the said mortgaged premises and the rents and profits of said mortgaged premises above described, to which end the same are hereby specifically pledged to said Mortgagee as part of his security. The proceeds thereof after the payment of all costs and expenses incurred in obtaining said Receiver shall be applied to the payment of the said above mentioned debt.

6. It is also Covenanted and agreed, that in case the said debt, or any part thereof, is established by any action for foreclosure or of debt on the said note that the said Mortgagee in addition to the said debt shall also recover of the said Mortgagor all attorney's fees incurred not to exceed ten per cent. of the amount of this debt and interest, or in case the said Note and mortgage shall be placed with an attorney for collection, all attorney's fees shall be due and collectable as a part of this debt and stand secured by this mortgage.

7. It is also covenanted and agreed, that the said Mortgagor shall hold and enjoy the possession of said premises until default of payment as herein provided or a breach of some of the covenants and agreements herein shall be made.

SATISFIED MONDAY OCT 19 1937  
12:37 PM  
GREENVILLE COUNTY, S. C.  
# 12370