

The State of South Carolina,

Mortgage of Real Estate

County of Greenville

To All Whom These Presents May Concern:

I, W. T. Wooten, of the County of Greenville,

in the State aforesaid, SEND GREETING:

WHEREAS, I the said W. T. Wooten, am indebted in and by my certain Note bearing date the 19th day of Nov. 1936, A. D., in the sum of twenty five hundred dollars, payable to P. C. Wooten, or order one year after date with interest from date at the rate of 5% as in and by said Note reference being thereunto had will more fully appear.

1. It is covenanted and agreed, by and between the parties that the said Mortgagee, 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 _____ sel for the premiums 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 himself 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.

NOW KNOW ALL MEN, that I the said W. T. Wooten 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 named and contained, to the said P. C. Wooten, according to the condition of the said note

and also in consideration of the further sum of Three Dollars \$3.00 in hand well and truly paid by the said P. C. Wooten

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 P. C. Wooten, the following: All that certain lot of land situate lying and being in State and County aforesaid, Highland Township and having the following metes and bounds, to-wit: Beginning at a stone on the Henson old line and running thence N. 79 1/2 W. 7.72 ch. to a large persimmon; thence N. 65 1/2 W. 13.82 ch. to iron pin; thence N. 37 E. 22.03 ch. to a stone; thence S. 48 E. 3.60 to a point in road; thence N. 82 E. 4.50 to a point in road; thence S. 58 E. 5.40 to a point in road; thence S. 70 E. 6.24 to a point in road; thence S. 30 W. 20.45 to a stone to beginning corner. Being the same lot of land deeded to me by J. A. Stokes by deed dated Nov. 18th 1936. Containing forty two and fifty one hundredth acres more or less.

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, 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 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 note 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 is 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 Aug. 10, 1937 J. L. Wooten

RECORDED AND INDEXED AT 2:28 P.M. AUG 11 1937