

## MORTGAGE OF REAL ESTATE

3726 PROVINCE-JARRARD CO.-GREENVILLE

and void; otherwise it shall remain in full force and virtue. And it is agreed, by and between the said parties, that the Mortgagor is to hold and enjoy the said Premises until default of payment shall be made.

And it is further agreed and covenanted between the said parties that in case the debt secured by this Mortgage or any part thereof is collected by suit or action or this Mortgage is foreclosed, or be put into the hands of any Attorney for collection, suit, action or foreclosure the said Mortgagor, C. G. Gunter, Inc., shall be chargeable with all costs of collection, including ten per cent of the principal and interest on the amount involved as attorney's fee, which shall be due and payable at once, which charges and fees, together with all costs and expenses, are hereby secured and may be recovered in any suit or action hereupon or hereunder.

It is further agreed that as a further security for the payment of the Note or Obligations, for the performance of all the terms of said note and all the conditions and covenants of this mortgage, that the Mortgagor hereby assign, set over and transfer to the Mortgagee its successors and Assigns, all of the rents and income of the Premises herein described for each and every year that the same remains unpaid, after default, together with all rights and remedies for enforcing collection of same; and that upon filing suit for foreclosure, or at any time thereafter, the Mortgagee, its Successors or Assigns, shall be entitled to have a receiver appointed to take charge of the Premises herein described, together with all the rents, profits, crops and proceeds arising therefrom during such litigation, and to hold the same subject to the orders and the directions of the Court in which the action is begun.

In witness whereof, said C. G. Gunter, Inc., Mortgagor, has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers this 23 day of July, 1937, and in the one hundred and sixty-second year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered

in the presence of:

C. G. Wyche,  
Azile Chastain.

C. G. Gunter, Inc. (SEAL)

BY: C. G. Gunter,  
President & Treasurer.

Mrs. J. S. Gunter,  
Secretary.

The State of South Carolina,  
Greenville County.

Personally appeared before me Azile Chastain and made oath that he saw the within named C. G. Gunter, as President and Treasurer, and Mrs. J. S. Gunter, as Secretary, of C. G. Gunter, Inc., sign, seal and as the corporate act and deed, deliver the within written deed; and that she with C. G. Wyche, witnessed the execution thereof.

Sworn to before, me this 23 day of July, A. D. 1937

C. G. Wyche, (SEAL)

Azile Chastain.

Notary Public for South Carolina.

No Dower---Corporation.

Recorded this the 24th day of July, 1937 at 10:32 A. M. #9533