

## MORTGAGE OF REAL ESTATE

The State of South Carolina,  
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Basco Coggins of the County of Greenville, in the State aforesaid, SEND GREETING:  
WHEREAS, I, the said Basco Coggins, am indebted in and by my certain Note bearing date the 11th day of May, A. D. 1940, in the sum of Nine Hundred Dollars, payable to W. T. Hendrix or order payable as follows:

One Hundred dollars Sept. 1st, 1940.  
One Hundred Dollars April 15th, 1941.  
One Hundred dollars Sept. 15th, 1941 and One Hundred dollars each six months until the full amount of Nine Hundred dollars is paid together with interest on all deferred payments at 6%

as in and by said Note reference being thereunto had will more fully appear.

Now, Know all men, that I the said Basco Coggins, in consideration of the said debt and Note aforesaid, and the performance of the covenants hereinafter named and contained, to the said W. T. Hendrix according to the conditions of the said Note-- and also in consideration of the sum of ONE DOLLAR to me in hand well and truly paid by the said W. T. Hendrix 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 W. T. Hendrix the following:

All that certain piece, parcel and lot of land, situated in State and County aforesaid and about one hundred yards from the Town of Greer, near the Victor Cotton Mill and has the following courses and distances to-wit: Beginning at a point on unnamed street and running thence with said street 82 feet; thence S.  $6\frac{1}{2}$  E. 164 feet; thence  $88\frac{1}{2}$  E. 66 feet; thence N. 2 W. 162 feet to the beginning corner. Being known as lot No. 18 Cureton survey of April 1st, 1908. Being the same lot of land deeded to me by W. T. Hendrix this 11th day of May 1940.

Together with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging or in any wise appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said W. T. Hendrix Heirs and Assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said W. T. Hendrix, x Heirs and Assigns from and against me and my Heirs, Executors, and Administrators, and any and all other person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, AND it is the true intent and meaning of the parties to these Presents, that if said Mortgagor do and shall well and truly pay or cause to be paid unto the said Mortgagee, or order, the said debt or sum of money aforesaid, with interest thereon, if any shall be due according to the terms of said Note; and do and perform all of the covenants and agreements herein contained, then this Deed or Bargain shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

1. It is Covenanted and Agreed, by and between the parties that the said Mortgagor, 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 One Thousand 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 I fail to do so the said Mortgagee, Executors, Administrators or Assigns may cause the same to be done and reimburse himself 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 7 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, 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