STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.  TO ALL WHOM THESE PRESENTS MAY CONCERN  I, Iona Arnold Allen  bereinafter spoken of as the Mortgagor send greeting.  WHEREAS  I, Iona Arnold Allen, am  justly indebted to C. Douglas Wilson & Co, a corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagor, in the sum of Four Thousand Four Hundred and No/100
COUNTY OF GREENVILLE.  TO ALL WHOM THESE PRESENTS MAY CONCERN  I, Iona Arnold Allen  bereinafter spoken of as the Mortgagor send greeting.  WHEREAS  I, Iona Arnold Allen, am  justly indebted to C. Douglas Wilson & Co. , a corporation organized and existing under the laws of the
To all whom these presents may concern  I, Iona Arnold Allen  bereinafter spoken of as the Mortgagor—send greeting.  WHEREAS  I, Iona Arnold Allen, am  justly indebted to
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State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Four Anousand Table 1887
Dollars
(\$ 11-21-000), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by
certain bond or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Douglas Vilson & Co.
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in the City of Greenville, S. C., or 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
Four Thousand Four Hundred and No/100 pollers (\$ 1,400.00)
with interest thereon from the date hereof at the rate of per centum per annum, said interest and principal sum to be paid in installments as follows: Beginning on the
with mercal from the date fector at the fact of the fa
lstday of NOVember19llnd on thelstday of each month thereafter the
sum of \$35.20 to be applied on the interest and principal of said note, said payments to continue up to and including the day
of
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at the rate of per centum per annum on the principal sum of \$ 44400 the par of each monthly payment shall be applied on account of principal. Said principal and interest to be paid@dute par of exchange and pet to the chilings, it being thereby expressival and the balance
at the rate of per centum per annum on the principal sum of \$ to be paided the part of each monthly payment shall be applied on account of principal. Said principal and interest to be paided the part of exchange and net to the obligue, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate of insurance, as hereinafter provided.
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DAY OF OF COUNTY, S. O. D.
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Office october 2 or 10
NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said bond and for the better securing the payment 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 Bollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, converted and released and by these presents does grant bargain, sell, converted 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, situate lying and being
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NOW. KNOW ALL MEN, that the said Mortragor. in considerable with said dott and sum of money mentioned in the condition of the said bond and for the better securing the payment of the said bond, with the factored thereon, and also for and in consideration of the said bond and for the said bond and so for and in consideration of the said bond and so for and in consideration of the said bond and for the said mortragues, the receipt whereof is hereby acknowledged, has granted, bargained, sold, converted and presents does granted began trapecentatives and assigns forever, all that parcel, piece or lot of land with the buildings and improvements thereon, stream, by the said Mortragues, the receipt whereof is hereby acknowledged, has granted, bargained, sold, converted and large the City of Seven wille, in the Country of Greenville on the north side of Mount Vista Avenue, near the City of Seven wille, in the Country of Greenville State of South Carolina, being known and designated as Lot No. 24 on plat of D. T. Smith Estat made by C. M. Furman, Engineer, March 5, 1923, recorded in the R. M. C. office for Greenville Country, S. C., in Plat Book F, page 108, and having, according to said plat, the Collowing metes and bounds, to-wit:  HEGINNING at an iron pin on the north side of Mount Vista Avenue, joint front corner of Lots No. 22 and 24, said pin also being 600 feet east from the northeast corner of Smith Street and Mount Vista Avenue, and running thence with the line of Lot No. 22 N. 25-40 W. 200 feet to an iron pin; thene with the rear line of Lot No. 23 N. 64-20 E. 100 feet to an iron pin; then with the north side of Mount Vista Avenue; thence with the north side of Mount Vista Avenue, S. 64-20 W. 100 feet to the
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TOGETHER with the appurtenances and all the estate and rights of the said Mortgagor......in and to said premises.

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 appurtenances, 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 hereis described and referred to, which are not appured 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 freehold and a part of the realty as between the parties hereto, 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.

TO HAVE AND TO HOLD the said premises and every part thereof with the appurtenances unto the said Mortgagee, its successors, legal representatives and assigns forever.

PROVIDED ALWAYS, that if the said Mortgagor , here, executors, administrators, successors or assigns, shall pay unto the said Mortgagee, its successors or assigns, the said sum of money mentioned in the condition of the said bond or obligation, and the interest thereon, at the time and in the manner therein specified, then these presents and the estate hereby granted shall cease, determine and be void.

AND the said Mortgagee, its successors, legal representatives or assigns, shall also be at liberty, immediately after 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 Mortgagee shall be entitled as a matter of right, without consideration of the value of the mortgaged premises as security for the amounts due the Mortgagee, or of the solvency of any person or persons bonded for the payment of such amounts, to the appointment by any competent Court or Tribunal, without notice to any party, of a Receiver of 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 under lease, and with such other powers as may be deemed necessary, who, after deducting all proper charges and expenses attending the execution of the said treats 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 said of the said premises to the payment of the amount hereby secured.

AND the said Mortgagee, its successors, undefault, upon a complaint filed or any other proper legal proceeds as matter of right, without consideration of the amounts, to the mortgaged premises and profits the recursors or successors, or assigns, and profits the residue of the said premises to the payment of the amount hereby secured.

AND it is covenanted and agreed by and between the parties to these presents 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. AND it is further covenanted and agreed that the whole of said principal sum and the interest shall become due, at the option of the said Mertgagee, upon failure of any owner of the above

described premises to comply with the requirements of any Department of the City of Greenville S. C. within thirty days after notice of such requirement shall have been given to the then owner of said premises by the said Mortgagee, or if the said premises are not maintained in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted, and within sixty days after notice by the Mortgagee to the owner to repair said premises, the owner shall fail to put the said premises in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted. The Mortgagee shall be the sole judge as to what constitutes such state of repair or reasonable depreciation.