MORTGAGE OF REAL ESTATE

Keys Printing Co., Greenville, S. C.

STATE OF SOUTH CAROLINA,					and the second second	
COUNTY OF GREENVILLE,						
TO ALL WHOM THESE PRESENTS MA			e e e e e e e e e e e e e e e e e e e			
<u> 1908 - Santa Baran, artista de la companya de la</u>	John W	. Cottingham,	Jr.		<u></u>	
ereinafter spoken of as the Mortgagor send	greeting.					
WHEREAS I	John W	. Cottingham,	Jr.			<del></del>
s justly indebted to C. Douglas Wilson &	Co., a corporation organization	ed and existing under the l	aws of the State of South C	arolina, hereinafter spoke	n of as the Mortgagee, in	the sum of
even Thousand & No/	100ths					Dollars
. 7,000.00 ), lawful mo	oney of the United States w	hich shall be legal tender	in payment of all debts and	dues, public and private	at the time of payment	, secured to be paid by that
one certain bond or obligation, bearing eve	. 1					1
ither within or without the State of South	Carolina, as the owner of	this obligation may from tir	ne to time designate, of th	e sum of	en Thousand	& No/100ths
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						lars (\$ 7,000.00
with interest thereon from the date hereof	at the rate of Four					and the second s
and thereafter said interest and principal sa		<del>-</del>			•	
and thereafter said interest and principal st		<b>*</b>				A
he 1st day of		·				
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December					•	**
entum per annum on the principal sum of f principal. Said principal and interest to a the payment of interest, taxes, assessmen	be paid at the par of exclusive water rate or insurance	or so much thereof as shinge and net to the obliger	all from time to time remain e, it being thereby expressly	n unpaid and the balance agreed that the whole of	of each monthly paymen the said principal sum s	t shall be applied on account hall become due after default
		-		in the condition of the	aid hand and for the he	otton goodwing the normant of
NOW, KNOW ALL MEN, that the said sum of money mentioned in the cothereof is hereby acknowledged, has grant epresentatives and assigns forever, all that	maition of the said bond, weed, bargained, sold, converged, to the said bond, weed, bargained, sold, converged to the said bargained and	ith the interest thereon, and ed and released and by the	d also for and in consideration of also for and in consideration of a see presents does grant, barg	on of the sum of One Do ain, sell, convey and relea	ollar in hand paid by the se unto the said Mortgag	e said Mortgagee, the receipt ee and to its successors, legal
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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, both-rubs, 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 frumished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached 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, his heirs, 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 trust as Receiver, shall apply the residue of the amount remaining secured hereby, or to any deficiency which may exist after applying the proceeds of the sale of the said premises to the payment of the amount due, including interest and the costs and a reasonable attorney's fee for th foreclosure and sale; and said rents and profits are hereby, in the event of any default or defaults in the payment of said principal and interest, or any tax, assessment, water rate, or insurance, pledged and assigned to the said Mortgagee, its successors or assigns, who shall have the right forthwith after any such default to enter upon and take possession of the said mortgaged premises and to let the said premises and receive the rents, issues and profits thereof, and apply the same, after payment of all necessary charges and expenses, on account 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 instalment 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 Mortgagee, upon failure of any owner of the above

AND it is further covenanted and agreed by the said parties that if default be made in the payment of the indebtedness as herein provided or of any part thereof, the Mortgagee shall have power to sell the premises herein described according to law; said premises may be sold in one parcel, any provision of law to the contrary notwithstanding.