

The interest of B. B. Steedly, Jr., a minor, is mortgaged pursuant to a decree of the Greenville County Court in the case of Gladys W. Steedly vs. B. B. Steedly, and B. B. Steedly, Jr. The plaintiff in this matter, by her complaint dated April 26, 1949, prayed that the Court order and direct that the interest of the defendant B. B. Steedly, Jr., in the property hereinabove described, be mortgaged to secure a loan in an amount not to exceed the sum of Four Thousand (\$4,000.00) Dollars. The defendants in this matter were ~~properly served, and both answered the complaint, praying that the relief~~

~~be granted.~~ The defendant, B. B. Steedly, Jr., answered through a guardian ad litem, who was duly appointed by the Court. The matter was referred to E. Inman, Master, by order of the Court on April 27, 1949, to take testimony, and report the same to the Court together with his findings of fact and conclusions of law. By decree dated April 28, 1949 the Master's Report was confirmed in every respect, the Master having recommended that the relief prayed for be granted. The said Master, by this decree, was authorized and empowered to execute on behalf of the minor B. B. Steedly, Jr., with Gladys W. Steedly, and B. B. Steedly joining in the execution thereof, a note in an amount not to exceed the sum of Four Thousand & No/100 (\$4,000.00) Dollars, and a mortgage securing the same, pledging the interest of the minor, B. B. Steedly, Jr., in the property described in the within mortgage. Reference is made to Judgment Roll # E-12,191, Office of the Clerk of Court, Greenville County, South Carolina.

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 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 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 sale of the said premises to the payment of the amount due, including interest and the costs and a reasonable attorney's fee for the 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 installment herein before mentioned or immediately upon the actual or threatened demolition or removal of any building erected on said premises.