



MORTGAGE

BOOK 1500 PAGE 176

County of Greenville Date of this Mortgage January 21 1935

Name of Home Owner(s) and Spouse Mrs. L. W. King, Robert McHown & Jerry McHown Residence Route 3 Box 717 Travelers Rest, S.C. 29686

bound jointly and severally, if this mortgage is signed by more than one individual (hereinafter called the mortgagor) is justly indebted to

Name of Contractor Southern Prudential Corp Principal Office of Contractor 2079 Federal Bldg Atlanta Ga

its heirs, successors and assigns (hereinafter called the mortgagee), in the SUM OF Three thousand five hundred and no/100 Dollars, (\$ 3500.00).

Table with 5 columns: SAID SUM TO BE PAID AS FOLLOWS, Number of installments (60), Amount of each installment (\$ 58.30), First Installment due on (March 29th 1935), Payable thereafter monthly on the 29th day of each month.

together with interest at seven (7%) per cent per annum on all matured and unpaid installments, according to a certain note(s) bearing even date herewith, and whereas the grantor desires to secure the payment of said note(s).

KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money as aforesaid, and for the better securing of the payment thereof unto the said mortgagee and also in consideration of the further sum of \$3.00 to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto the said mortgagee, his heirs, and assigns the following described premises in South Carolina:

Street address Route 3 Box 717 City/Town Travelers Rest County Greenville

being the same premises conveyed to the mortgagor by deed of A. H. Mullinnix

dated October 26 1935, recorded in the office of the Clerk of Court R.M.C. of Greenville County in Book 282 Page 113 of which the description in said deed is incorporated by reference.

All that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina near Travelers Rest, S.C., and containing 14.75 acres, more or less, adjoining lands of Rom Childs, Rufus Hendricks estate, Fat Sammon, and others, and being composed of five tracts as conveyed by E. Inman, Master to J. D. Glazener by deed dated March 18, 1921 and recorded in the R.M.C. Office for Greenville County in Vol. 67, page 41.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD ALL AND SINGULAR unto the said mortgagee, its heirs, successors and assigns forever. And the mortgagor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said mortgagee, its heirs, successors and assigns from and against himself and his heirs and all persons whomsoever lawfully claiming or to claim the same or any part thereof. AND the mortgagor covenants with the mortgagee that: The mortgagor will pay the indebtedness as hereinbefore provided; keep the buildings insured against loss or damage by fire for the benefit of the mortgagee in an amount not less than the actual value thereof; observe and perform all covenants, terms and conditions of any prior mortgage; pay all taxes, assessments, water rates, insurance premiums, installments of principal and interest on any prior mortgage, and in any payment the mortgagee may pay the same and the mortgagor shall repay to the mortgagee the amount so paid, with interest at 7% per annum, said amounts to be added to the indebtedness secured by this mortgage, and the mortgagee shall have the right to remove or demolish without the consent of the mortgagor, the mortgagor shall be entitled to the appointment of a receiver in foreclosure, upon default being made upon the payment of any of the installments hereon to be paid on the due date hereof, or upon default upon any of the other terms, covenants or conditions of this mortgage, or of the notes secured hereby, or in the event of sale or transfer of the premises by the mortgagor, then the entire amount hereof shall immediately become due and payable at the option of the mortgagee, heirs, successors and assigns, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the mortgagee be a party of any suit involving this mortgage or the title to the premises described herein, or should the mortgagee be a party of any suit in which the premises described herein are the subject of a claim, or should any part thereof be placed in the hands of a court of law for collection by suit or otherwise, or should any costs and expenses incurred by the mortgagee, and a reasonable attorney's fees, shall thereupon become due and payable immediately in full, at the option of the grantee, as a part of the debt secured hereby, and may be recovered and collected hereunder. The mortgagor waives all vested and other exempt, tax and appraisal rights. The mortgagor binds himself, his heirs, successors and assigns to defend, maintain and correct the property description and any other terms and conditions of this mortgage so that this document is a valid and subsisting mortgage, and further agrees that the mortgagee shall be entitled to the possession of the premises and the delivery of the title to the premises.

This mortgage is given to the mortgagee as security for the payment of the debt hereinbefore mentioned, and the mortgagor agrees to pay the same with interest as hereinbefore provided.

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