

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 62577

STATE OF SOUTH CAROLINA,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Emma B. Nix,

the said Emma B. Nix, an

South Carolina Security Company

justly indebted to the South Carolina Security Company

Four Thousand (\$4,000.00) Dollars

conditioned for the payment at the principal office of the said South Carolina Security Company

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 (\$4,000.00) Dollars

payable as follows:

One Hundred Twenty (\$120.00) Dollars on the first day of March, 1931, and

a like amount semi-annually on the first days of every September and March thereafter

until and including March 1st, 1945, and the balance of the principal then remaining

unpaid on September 1st, 1945,

and also interest upon said principal sum to be computed from the day of the date hereof, at and after the rate of six percent per annum

payable semi-annually on the first days of September and March from and after the date hereof until

the aforesaid principal sum shall be fully paid, said principal and interest to be paid at the par of exchange and net to the obligee, 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, insurance, as hereinafter provided. The obligee

may call for gold coin of present standard of weight and fineness, in which case obligor shall make payment in same.

NOW KNOW ALL MEN, that the said Mortgagee 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 Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents

does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever, all that parcel piece or part of

land with the buildings and improvement thereon, situate, lying and being

in the City of Greenville, State and County aforesaid, on the South side of Randall

Street, and known and designated as the Eastern one-half of Lot No. 23, Section B, of

the property of Stone Land Company, plat of which is recorded in the R. M. C. Office

for Greenville County, in Plat Book "A", at pages 337, 345, and having, according to

said plat, the following courses and distances, to-wit:-

Beginning at an iron pin on the South side of Randall Street, 271 feet, 10 1/2 in-

ches from the Southeastern intersection of Robinson and Randall Streets, and running

thence S. 83-13 E. 54 feet, 4 1/2 inches to an iron pin, joint corner of Lots Nos. 23 and

25, and running thence along the joint line of said lots, S. 1-41 W. 200 feet to an

iron pin in the line of an alley, thence along the Northern side of said alley, N. 83-

13 W. 54 feet, 4 1/2 inches to an iron pin; thence N. 1-41 E. 200 feet to an iron pin

the point of beginning; being the same lot of land conveyed to me by E. E. Stone, by

deed dated March 13, 1930, and recorded in said office in Volume 114, at page 308.

State of South Carolina

County of Greenville

For value received, South Carolina Security Company hereby assigns, transfers

and sets over to Metropolitan Life Insurance Company the within mortgage and the note

which the same secures, without recourse.

Dated this 28th day of August 1930

In the Presence of: Flarine Wren

J. LaRue Hinson

Assignment recorded this the 28th day of August 1930 at 9:30 A. M.

TOGETHER with the appurtenances and all the estate and rights of the said Mortgagee 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, panels, refrigerating plant

and ice-boxes, cooking apparatus and appurtenances, and such other goods, 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, pipes, connections, masonry

or in any other manner, 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 Mortgagee, her 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 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 money, 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 said trust as Receiver, shall apply the residue of the said rents and profits to the payment and satisfaction of the

amount due, including interest and costs and a reasonable attorneys' 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, 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,

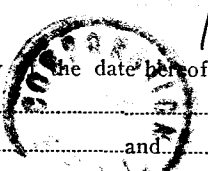
issues and profits thereof, and apply the same, after payment of all necessary charges and expenses, in account of the amount hereby secured.

Mortgage Book 209 Page 89

Amount \$4,000.00 Dated August 27, 1930

State of South Carolina County of Greenville

Received Satisfy of the Register of Deeds authorized to enter this mortgage on August 28, 1930, as page 309 of Book 209 of Mortgages, and seal of Metropolitan Life Insurance Company



Metropolitan Life Insurance Company J. B. Graham Vice-President

Received Satisfy of the Register of Deeds authorized to enter this mortgage on August 28, 1930, as page 309 of Book 209 of Mortgages, and seal of Metropolitan Life Insurance Company

Assignment recorded this the 28th day of August 1930 at 9:30 A. M. TOGETHER with the appurtenances and all the estate and rights of the said Mortgagee in and to said premises.

SATISFIED AND CANCELLED RECORD AT 3 35 R. M. C. FOR GREENVILLE

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