in letting any nefermished building, which are or shall be attached to the building covered by these to be fixtures and an accession to the freehold and a part of the realty as between the parties her analysis they ample the bedge of the parties her analysis they ample the bedge of the parties her analysis.	hting fixtures and appurtenances, and all such other goods and effects as are ever furnished by a landlord presents, by nails, serews, boits, pipe connections, masonry or in any manner, are and shall be deemed reto, their heirs, executors, administrators, successors and assigns and all persons claiming by, through, and to be covered by this mortgage.
administrators and assigns, to warrant and forever defend, all and singular, the said premises unto a administrators and assigns, and all other persons whomsoever, lawfully claiming, or to claim, the	successors and assigns, forever. And the mortgagor does hereby bind himself, his heirs, executors, the mortgagee, its successors and assigns, from and against the mortgagor, his heirs, executors, same or any part thereof, rtgagor, on behalf of himself, his heirs, executors, administrators or assigns, hereby covenants and
1. Wherever there is a reference in the agreements, covenants, conditions and terms her representanties, successors and assigns (either voluntary by act of the parties, or involuntary by oper and be biseium upon the heirs, executors, administrators, and assigns of the mortgagor; all rights, pormaines, be corrised and enjoyed by the successors and assigns of the mortgager and by any agents.	rein contained, to any of the parties thereto, the same shall be construed to mean as well the heirs, ration of law) of the same, and all obligations of the mortgagor herein and hereunder shall extend to wers, privileges and remedies herein conferred unon and given unto the mortgagee shall extend to attorney or representatives of the mortgagee, its successors or assigns. Wherever the context so admits
or r.q mes, the singular number as used throughout this instrument shall include the pleral, and the 2. Where, by the terms and conditions of the said note or of this instrument, a day or the state enters into the consideration, and is of the essence of the entire contract. 3. That the marganor is lawfully seized of the property hereinabove described in fee simple.	ploral shall include the singular, and the masculine shall include the feminine, me is fixed for the payment of any money or the performance of any obligation or agreement, the time ple absolute, and has good, right and lawful authority to sell, convey or encumber the same, and that
accreting. 4. That the mortgagor shall forthwith insure and keep insured, as may be required by the report said leads, and all conforment and personally herein mortgaged, against loss or damage by fire	mortgogee, its successors or assigns, all buildings or improvements now or hereafter erected or situated (and by casualty, including tornado, windstorm or hall, if required by the mortgagee), in such form,
assign and deliver to the mortgagee said policy or policies of insurance under a mortgage clause in the premiums for such insurance; and if additional insurance is taken out on the property, that all policies. In the event any sum of money becomes nevable under such policy or policies, the mortgagee	if any, to be payable to the mortgagee, as its interests may appear at the time of the loss, and shall form satisfactory to the mortgagee, with premium paid thereon, and shall promptly pay when due all its for same shall be delivered to said mortgagee, its successors or assigns, the same as in the required shall have the option to receive and apply the same on account of the indebtedness hereby secured,
purposes, without thereby waiving or impairing any equity or statutory right under or by virtue of 5. If required by the mortgages, the mortgager shall procure and deliver, or cause to be delived the mortgages, in such form and in such insurance commany as satisfactory to the mortgages, insuring	use it, or any part thereof, for the purpose of rebuilding or repairing the damaged premises, or for other this hen. ered, to the mortgagee title insurance for the benefit of the mortgagee, in such amount as requested by ling and guaranteeing that the property hereinabove described is owned by the mortgagor in fee simple ceruing, and shall pay the premiums for such insurance at the time of the consummation of this loan,
or when demanded by the mortgagee; and upon his failure so to do, the mortgagee may precure such in the mortgager covenants and agrees to pay all and singular the taxes, assessments, levis and deliver the official receipts therefor to the Corporation, or a certificate signed by each tartier of	insurance. s. Rabilities, obligations and encombrances of every nature on said described property each and every, ifficial to whom any such taxes shall be payable, that all taxes due to be paid said official have been paid legal representatives or assigns, may at any time pay the same without waiving or affecting the option
to forcelose or may right hereunder, and every payment so made shall bear interest from the date the T. It is further covenanted and agreed that the mortgagor will keep all buildings, fixtures are and likewise will keep in good condition any buildings, fixtures or other improvements that s	dereof at the rate of six (6%) per cent, per annum, or other improvements of any kind or nature now on said property in as good condition as they now should hereafter, with the consent of the mortgagee, be creeted and placed thereon; and the mortgagor sped, nor to add to, or permit to be added to, any existing improvements thereon, without the written
consent of the holder, or holders, of said note and this mortgage; and will commit permuter surfer nart thereof, or the destruction or removal from said property of any building, fixtures, or other in or any part thereof, whereby the value of the said mortgaged property shall be impaired or weaker and moregage shall immediately become due and collectible, at the oution of the holder there	no waste on said property of any kind, or any impairment or deterioration of said property, or any provements of any kind whatsoever, or do or suffer any act to be done in, upon or about said premises need as security for said debt. In the event of any violation, or attempt to violate, this stipulation, said not, as provided for in case of other violations of the terms of the mortgage.
8. If the mertgagor shall fail to procure and maintain insurance on said property, as here shall fail to pay any taxes as and when the same shall become due and payable, as herein agreed; or thereoe, he need order and condition, then, in such event, the mortgagee may, at its election, procured by the mortgagor, and may pay any taxes, liens, assessments or amount which should, and	ein agreed, or after procuring the same shall fail to pay the premium therefor; or if the mortgagor if the mortgagor shall fail to keep the buildings or improvements now on said lot, or hereafter placed cure such insurance and may the premium thereon, and may pay any unpaid premium for insurance are the terms of this instrument, be paid by the mortgagor, and may make, or cause to be made, any
repairs necessary to place and keep the building and improvements on said lot in good order and co-assessments, judgments or other encumbrances or repairs shall be added to the principal debt hereby of payment by the mortgage, at the rate of six per centum (6%) per annum, shall be secured by this mortgage shall be subrogated to all rights of the person or persons to whom such payments may	ondition; and any sum so paid or advanced by the mortgagee for insurance premiums, taxes, liens, secured, and shall become part thereof, and the repayment thereof, with simple interest from the date instrument in the same nanner and to the same extent as the original debt hereby secured; and the be made. Any of said payments shall be optional with the mortgagee, and without waiving or affecting
assigns, because of the failure on the part of the mortgagor, his heirs, executors, administrators or as covenant of said promissory note and this mortgage, or either, and upon his failure so to do, any sur	including attorney's fees, reasonably incurred or paid at any time by the mortgagee, its successors or ssigns to perform, comply with and abide by each and every stipulation, agreement, condition and ms so expended may be added to the debt hereby secured and the mortgagee may reimburse itself under
any and all damages awarded for the taking of, or damages to, said premises, or any part thereon, note and mortgage, and may be applied upon the payment, or payments, last payable thereon.	or any part thereof, shall be condemned and taken for public use under the power of eminent domain, f, shall be paid to the mortgagee, its successors or assigns, up to the amount remaining unpaid on the the foreclosure of any second mortgage or other lien affecting the premises covered by this mortgage.
the mortgagee may, at its option, immediately declare its lien and the note which it secures due and premises. 12. PROVIDED, ALWAYS, NEVERTHELESS, And it is the true intent and meaning of the	payable, and start such proceedings as in its judgment may be necessary to protect its interest in the parties to these presents, that if the mortgagor shall well and truly pay, or cause to be paid, unto the ball be due, and shall perform all the agreements, conditions, covenants and terms according to the true
intent of said note and this mortgage, then this mortgage shall cease, determine and be utterly null a interest within ninety days after the same becomes due and payable, or shall fail to procure and I by him or the mortgagee when and as the same becomes due and payable, or shall fail to pay any ta or when the same shall become due and payable, or shall fail to pay any ta	and void. But if the mortgagor shall fail to promptly and fully pay any installment of principal or maintain insarance on the buildings on said land, or to pay the premium on any insurance procured exes, liens, assessments or amounts mentioned herein or constituting a part of the debt secured, before mounts paid on his behalf when the same shall be demanded; or if the buildings and for other improve-
ments on said land are not kept in as good condition as they now are, or the mortgager shall erect or if injury or waste is committed or permitted to or on said property, or the buildings or improvements the consent in writing of the mortgages, all in accordance with the covenants herein contains the same to contain the covenants are simplified to covenants are the same to contain the same that the same to contain the same than the same to contain the same than	or permit to be erected any new buildings on said land without the consent in writing of the mortgagee; seements thereon, or any fixtures or improvements are removed from or changed on said property, since it is necessary to be any of the mortgager shall fail to keep, observe or perform or shall violate any of these, or any secures, the whole amount of said debt, at the option of the mortgager, shall become due and collectible
at once, anything hereinbefore or in said obligation contained to the contrary notwithstanding, successors or assigns, and the said mortgager doth hereby empower and authorize the said mortgage appurtenances, at public auction or vendue at the door of the Court House in the County aforesaid, having been first given once a week in some newspaper published in said County, at which sale the	And upon said debt being due and collectible, it shall and may be lawful for the said mortgagee, its successors or assigns, to grant bargain, sell, release and convey the said premises, with the to the highest bidder, for eash, three week's previous notice of the time, place and terms of sale w, or any of them, shall have the right to become purchasers of the said premises, and on such sale
of dower, and all and any other encumbrance, subsequent to this mortgage; and after deducting fr and all sums paid out by the mortgagee hereunder, not exceeding ten (10%) per cent, attorney's fee to the rights of the holder of any subsequent lien or encumbrance on the said premises who may give	conveyance in fee of the said premises, freed and discharged from all equity of redemption and right from the proceeds of said sale all taxes due thereon, the principal and interest due on said debt, and any east said charges of the said sale, then to hold the over-plus subject express notice in writing of his holding the same; and if no such claim be made, then to pay such
becoming the purchaser of the premises. The completion of said sale, by conveyance, shall entitle thim, shall then become and be tenants holding over; and shall forthwith deliver possession to the pursioner of this mortgage, the deed shall be executed in the name of the mortgager by the Presider	interest, taxes, fees, costs and charges, the amount unpaid shall not be extinguished by the nortgagee the parchaser to immediate possession of the premises, and the mertgager, or any person holding under trebuser at such sale, or be summarily dispossessed. In case of sale by any corporation as mortgagee or at, Manager or Agent of said corporation, as attorney in fact. The power and agency hereby granted
trators, and executors all rights that now exist or that may hereafter exist under the laws of the State foreglosure sale thereof, and agrees to pay the full amount of the indebtedness secured hereby, and the full amount of the indebtedness secured hereby, and the full amount of the indebtedness secured hereby.	ration for the loan scoured hereby, that he does hereby waive and renounce for himself, his heirs, administate of South Carolina to require an appraisal of the property herein described, before or after the the full amount of the deficiency in the payment thereof that may be established by the foreclosure sale either before or after the foreclosure sale thereof, and without any defense or set-off because of the
alleged true value of said land, or for any reason. 14. And the said mortgager doth, as additional security, hereby assign, set over and transfer to approid or uncollected and that accrue or fall due from and after any default by mortgager hereunds.	the said mortgage, all of the rents, issues and profits of the said mortgaged premises that may be er, or any breach or violation of any agreement, condition, covenant or term of the note or mortgage, ies, and the holder of this mortgage shall be entitled to the appointment of a receiver for such rents
and profits as a matter of right, and if said premises be not rented, the receiver shall have the right for the amount due the mortgagee, or the solvency of any person or persons liable for the payment of 15. In the event said debt, or any part thereof, is established by or in any action for forcelo	the to rent out the premises; all without consideration of the value of the mortgaged premises, as security
judgment of foreclosure recovered. 16. All rights and powers herein conferred are cumulative of all other remedies and rights a 17. In case of error or omission in this mortgage or the note which it secures, a mortgage or 18. It is further covenanted and agreed that any waiver by the mortgage of any agreement,	note to correct the same, dated as of this date, will be promptly executed by the mortgagor, condition, stipulation or covenant of this instrument, or any violation thereof, shall not be construed
mortgage shall be made; however, any agent or representative of the mortgagee may enter upon said	omission at that time or at any subsequent time. of the installments, as provided in said note, or breach of any of the covenants or conditions of this premises at any time for the purpose of inspecting same, or for any other purpose desired by the any part thereof, becomes vested in a person other than the mortgagor, the mortgagee, its successors
and assigns, may, without notice to the mortgagor, deal with such successor or successors in inter- mortgagor, without in any way vitiating or discharging the mortgagor's liability berounder or up of the mortgagor or its posigns, or release of any portion of the mortgagor's transact and no extend	est with reference to the mortgage and the debt hereby secured, in the same manner as with the son the debt hereby secured. No sale of the premises hereby mortgaged and no forbearance on the part ion of the time for the payment of the debt hereby secured given by the mortgagee or its assigns shall
WITNESS hand and seal this 29th day of Minister	in the year of our Lord one thousand nine hundred and and in the one hundred and
year of the Soverednty and independence of the United States of America.	and in the one hundred and fifty with
Signed, Scaled and Delivered in the Presence of:) Molning S. Marhing aton (Soul)
Ritty Browne Bed & Thornton	Hattie Washington Individualiseal)
<u> </u>	William W. Washington, Geter James (Seal) Washington and Luther Wash in Gton. By Hattie Hartington, General Guardian.
THE STATE OF SOUTH CAROLINA, County of Greenville Before me. Ren La Then to M.	
Before me, VIII CONTRACTOR and made oath that SI	, Notary Public of South Carolina, personally appeared of the grant with the same of the s
sign, seal and, as there are act and deed, deliver the within written deed, for the uses and	Notary Public of South Carolina, personally appeared of the D10 wne. 10 saw the within named William W. Wash ington Select farmers 11 saw the within named William W. Wash ington Select farmers 12 saw the within named William W. Wash ington Select farmers 13 saw the within named William W. Wash inguity of the within the same of the selection
sworn to and subscribed before me, this 4 th 1935.	Kitty Browne:
Notary Public of South Carolina. (L. S.))
THE STATE OF SOUTH CAROLINA, County of Greenville The Abuser Lights are a renunciation of Dower	me, made most gagoro un mairied.
	, Notary Public of South Carolina, do hereby certify unto all whom it may concern, that Mrs.
I, which control is a second control in the control is a second control in the control in the control in the control is a second control in the con	

day of

(I. S.)

Recorded ... francisco 5 th 19.35 at 9:13 o'clock. A. M.

GIVEN under my Hand and Seal, this

Notary Public of South Carolina.