in letting any uninvasited building, which are or shall be attached to the building covered by to be fixtures and an accession to the freehold and a part of the realty as between the part or under them, and shall be deemed to be part of the security for the indebtedness herein men TO HAVE AND TO HOLD all and singular the said premises unto the said moragage administrators and assigns, to warrant and forever defend, all and singular, the said premises	nd lighting fixtures and appurtenances, and all such other goods and effects as are ever furnished by a landlord these presents, by nails, screws, boits, pipe connections, masonry or in any manner, are and shall be deemed less hereto, their heirs, executors, administrators, successors and assigns and all persons claiming by, through, tioned and to be covered by this mortgage, e. its nuccessors and assigns, torever. And the mortgager does hereby bind himself, his heirs, executors, unto the mortgager, its successors and assigns, from and against the mortgager, his heirs, executors,
As a part of the consideration hereof and of the acts of said mortgagee hereunder, so agrees with the mortgagee and represents and declares as follows: 1. Wherever there is a reference in the agreements, covenants, conditions and terpresentatives, successors and assigns (either voluntary by act of the parties, or involuntary 1 and be binding upon the heirs, executors, administrators, and assigns of the mortgager; all right and may be exercised and enjoyed by the successors and assigns of the mortgager; all right and may be exercised and enjoyed by the successors and assigns of the mortgager and by any a particular than the standard number as used throughout this instrament shall include the right.	and the same or any part thereof. id mortgagor, on behalf of himself, his heirs, executors, administrators or assigns, hereby covenants and mis herein contained, to any of the parties thereto, the same shall be construed to mean as well the heirs, by operation of law) of the same, and all obligations of the mortgagor herein and hereunder shall extend to mean, privileges and remedies herein conferred upon and given unto the mortgagee shall extend to mean, attorney or representatives of the mortgagee, its successors or assigns. Wherever the context so admits the their law suprement and the mortgage here in the behalf included the foreignees.
stated enters into the consideration, and is of the essence of the entire contract. 3. That the morigagor is lawfully seized of the property hereinabove described in fastid premises are free and clear of all lieus and encumbrances whatsoever, except this morigage accruing. 4. That the mortgagor shall forthwith insure and keep insured, as may be required by more aid lands, and all component and presonally herein mortgaged accurs has or damage by	ce simple absolute, and has good, right and lawful authority to sell, convey or encumber the same, and that e, or any soits affecting the same, and that all taxes and assessments have been paid, except those hereafter by the mortragee, its successors or assigns, all buildings or improvements now hereafter exceed or situated by the country including themselves the country independent of hereafter exceed or situated
sasign and deliver to the mortgagee said policy or policies of insurance under a mortgage clausers made and insurance in the mortgage easily policy. In the event any sum of money becomes payable under such policy or policies, the more whether due or not, and in the manner it may determine, or to permit the obligor to receive purposes, without thereby waiving or impairing any equity or statistary right under or by vir 5. If required by the mortgagers, the mortgagers shall preceive and deliver, or cause (a) by	e loss, it any, to be payable to the mortgagee, as its interests may appear at the time of the loss, and shall see in form satisfactory to the mortgagee, with premium baid thereon, and shall promptly pay when due all a policies for same shall be delivered to said mortgagee, its successors or assigns, the same as in the required or agree shall have the option to receive and apply the same on account of the indebtedness hereby secured, and use it, or any part thereof, for the purpose of rebuilding or repairing the damaged premises, or for other
or when demanded by the mortgagee; and upon his failure so to do, the mortgagee may procure 6. The mortgager covenance and engree to pay all and singular the takes, assessment and deliver the official receipts therefor to the Corporation, or a certificate signed by each tax for the current year; and if the same be not promptly paid the Home Owners' Loan Corporation to forcelose or any right hereunder, and every payment so made shall bear interest from the co- tagget of the covenanted and agreed that the mortgager will keep all heightiess. So	ther accrume, and shall pay the premiums for such insurance at the time of the consummation of this loan, such insurance, a belief, liabilities, obligations and encarabrances of every nature on said described property each and every, interesting to whom any such makes shall be payable, that all taxes due to be paid said official have been paid an, its legal representatives or assigns, may at any time pay the same without waiving or affecting the option that thereof at the rate of six (6%) per cent, per annum.
and, and massise win steep in good condition any buildings, insures or other improvements binds himself not to creet, or permit to be creeted, any new buildings on the premises herein romsent of the holder, or holders, of said note and this mortgage; and will commit, permit or court thereof, or the destruction or removal from said property of any building, fixtures, or of any part thereof, whereby the value of the said mortgaged property shall be impaired or you and mortgage shall immediately become due and collectible, at the option of the holder said mortgage shall in property shall be impaired or you. 8. If the nortgager shall fail to precure and maintain insurance on said momenty.	that should hereafter, with the concent of the mortgagee, be erected and placed thereon; and the mortgagor mortgaged, nor to add to, or permit to be added to, any existing improvements thereon, without the written suffer no waste on said property of any kind, or any impairment or deterioration of said property, or any her improvements of any kind whensoever, or do or suffer any act to be done in, upon or about said premises weakened as security for said debt. In the event of any violation, or attempt to violate, this stipulation, said thereof, as provided for in case of other violations of the terms of the mortgage.
than I am to pay any taxes as and when the same shall become due and payable, as herein agree- thereon, in good 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 repairs necessary to place and keep the building and improvements on said lot in good order a taxessments, judgments or other encumbrances or repairs shall be added to the principal debt had payment by the mortgage, at the rate of six per centum (6%) per annum, shall be secured by	safe or if the mortgagor shall fail to keep the buildings or improvements now on said lot, or hereafter placed a produce such insurance and pay the premium thereon, and may pay any unpaid premium for insurance d, under the terms of this instrement, be paid by the mortgagor, and may make, or cause to be made, any and condition; and any sum so paid or advanced by the mortgagee for insurance premiums, taxes, liens, earely secured, and shall become part thereof, and the repayment thereof, with simple interest from the date y this instrument in the same manner and to the same extent as the original debt hereby secured; and the may be made. Any of said payments shall be optional with the mortgagee, and without waiving or affecting
9. The mortgagor hereby agrees to pay, all and singular, any costs, charges and expissigns, because of the failure on the part of the mortgagor, his heirs, executors, administrators ovenant of said promissory note and this mortgage, or either, and upon his failure so to do, a his mortgage. 10. It is further covenanted and agreed, that in the event the premises hereby mortgage and all damages awarded for the taking of, or damages to, said premises, or any part	enses, including attorney's fees, reasonably incurred or paid at any time by the mortgagee, its successors or so assigns to perform, comply with and abide by each and every stipulation, agreement, condition and any sums so expended may be added to the debt hereby secured and the mortgagee may reimburse itself under taged, or any part thereof, shall be condemned and taken for public use under the power of eminent domain, thereof, shall be paid to the mortgagee, its successors or assigns, up to the amount remaining unpaid on the
11. It is further covenanted and agreed, that should any proceedings be commenced he mortgagee may, at its option, immediately declare its lien and the note which it secures due remises. 12. PROVIDED, ALWAYS, NEVERTHELESS, And it is the true intent and meaning of nortgagee, its successors or assigns, the said debt or sum of money, with interest thereon, if a negative said note and this mortgage, then this mortgage shall cease determine and he authority.	for the foreclosure of any second morigage or other lien affecting the premises covered by this mortgage, and payable, and start such proceedings as in its judgment may be necessary to protect its interest in the of the parties to these presents, that if the mortgagor shall well and truly pay, or cause to be paid, unto the arresments, conditions, covenants and terms according to the true neglections.
when the mortgagee when and as the same becomes due and payable, or shall fail to procure by him or the mortgagee when and as the same becomes due and payable, or shall fail to pay; or when the same shall become due and payable, or shall fail to reimburse the mortgagee for enerts on said land are not kept in as good condition as they now are, or the mortgager shall or if injury or waste is committed or permitted to or on said property, or the buildings or inthout the consent in writing of the mortgagee, all in accordance with the covenants herein there agreements, condition, covenant stipulation or term of this instrument, or the note while	and maintain insurance on the buildings on said land, or to pay the premium on any insurance procured any taxes, liens, assessments or amounts mentioned herein or constituting a part of the debt secured, before any amounts paid on his behalf when the same shall be demanded; or if the buildings and/or other improvements or permit to be erected any new buildings on said land without the consent in writing of the mortgage; maprovements thereon, or any fixtures or improvements are removed from or changed on said property, contained; or if the mortgager shall fair to keep, observe or perform or shall violate any of these, or any built require the whole removed of the consent of
necessors or assigns, and the said mortgagor doth hereby empower and authorize the said mppurtenances, at public auction or vendue at the door of the Court House in the County afor aving been first given once a week in some newspaper published in said County, at which sa o make and execute to the purchaser, or purchasers, his, her or their heirs and assigns forces of dower, and all and any other encumbrance, subsequent to this mortgage; and after deduct and all sums paid out by the mortgage hereunder, not exceeding ten (19%) per cent, attorned the rights of the holder of any subsequent light or encumbrance on the said premises who may	ortgaree, its successors or assigns, to grant, bargain, sell, release and convey the said mortgaree, its occasions or assigns, to grant, bargain, sell, release and convey the said premises, with the esaid, to the highest bidder, for cash, three week's previous notice of the time, place and terms of sale le they, or any of them, shall have the right to become purchasers of the said premises, and on such sale r. a conveyance in fee of the said premises, freed and discharged from all equity of redemption and righting from the proceeds of said sale all taxes due thereon, the principal and interest due on said debt, and any is fees, premiums of insurance, and any costs and charges of the said sale, then to hold the over-plus subject
ecoming the purchaser of the premises. The completion of said sale, by conveyance, shall en im, shall then become and be tenants holding over; and shall forthwith deliver possession to taking this mortgage, the deed shall be executed in the name of the mortgager by the Price coupled with an interest, and are irrevocable by death, or otherwise, and are granted as a 13. The mortgagor represents and declares as a condition hereof and as a part of the correctors, and executors all rights that now exist or that may hereafter exist under the laws of the preclosure sale thereof, and agrees to pay the full amount of the indebtedness secured hereby	title the purchaser to immediate pescession of the premises, and the mortgager title the purchaser to immediate pescession of the premises, and the mortgager, or any person holding under the purchaser at such sale, or be summarily dispossessed. In case of sale by any corporation as mortgagee or esident, Manager or Agent of said corporation, as attorney in fact. The power and agency hereby granted amulative to the remedies for collection of raid indebtedness provided by law, unsideration for the loan secured hereby, that he does hereby waive and renounce for himself, his heirs, adminishes State of South Carolina to require an appraisal of the property herein described, before or after the and the full amount of the deficiency in the present the terret to the table to the carolina to require an appraisal of the property herein described, before or after the
leged true value of said land, or for any reason. 14. And the said mortgagor doth, as additional security, hereby assign, set over and transfungid or uncollected and that accrue or fall due from and after any default by mortgagor her after the service of a summons in any action of foreclosure to which said mortgagee may be always to the restrict of right and if raid propriets.	ited, either before or after the foreclosure sale thereof, and without any defense or set-off because of the fer to the said mortgage, all of the render, issues and profits of the said mortgaged premises that may be cauder, or any breach or violation of any agreement, condition, covenant or term of the note or mortgage, parties, and the holder of this mortgage shall be entitled to the appointment of a receiver for such rents he right to rent out the premises; all without consideration of the value of the mortgaged premises, as security not of such amount, anything herein or elsewhere to the contrary notwithstanding. Torcelosure of this mortgage, the mortgage may also recover of the mortgagen; in addition to the said debt in the amount due, for attorney's fees, which shall be secured by this mortgage and shall be included in any
16. All rights and powers herein conferred are cumulative of all other remedies and rig 17. In case of error or omission in this mortgage or the note which it secures, a mortgag 18. It is further covenanted and agreed that any waiver by the mortgagee of any agreer s a waiver of the act at any subsequent time, or of any similar or other act or acts of commission 19. The mortgagor shall hold and enjoy the said premises until default in the payment of lortgage shall be made; however, any agent or representative of the mortgagee may enter upon	this allowed by law and may be pursued concurrently. The or note to correct the same, dated as of this date, will be promptly executed by the mortgagor, ment, condition, stipulation or covenant of this instrument, or any violation thereof, shall not be construed on or emission at that time or at any subsequent time. The condition of the covenants or conditions of this said premises at any time for the purpose of inspecting same, or for any other purpose desired by the
20. The mortgagor garees that in the event the ownership of the mortgaged premises, not assigns, may, without notice to the mortgagor, deal with such successor or successors in lortgagor, without in any way vitiating or discharging the mortgagor's liability hereunder of the mortgagor or its assigns, or release of any portion of the mortgagor because of the mortgagor of the mortgagor has also become or effect the original liability of the mortgagor has a man and the mortgago	or any part thereof, becomes vested in a person other than the mortgager, the mortgager, its successors interest with reference to the nortgage and the debt hereby secured, in the same manner as with the or upon the debt hereby secured. No sale of the premises hereby mortgaged and no forbearance on the part mention of the time for the negment of the debt hereby secured given by the mortgagee or its assigns shall redn, either in whole or in part. June
witness hand and scal this day of the thirty five ear of the Sovereignty and independence of the United States of America.	in the year of our Lord one thousand nine hundred and and in the one hundred and firty nintn
igned, Scaled and Delivered in the Presence of: Ben. C. Thornton	Bennie E. Crain (Seal)
Ruby L. Eskew,	(Seal) (Seal)
County of Greenville Before me. Ruby M. Eskew.	Notary Public of South Carolina, personally appeared Bennie E. Crain
nand made oath that ner act and deed, deliver the within written deed, for the uses Ben C. Thornton	ne. saw the within named
WORN to and subscribed before me, this June 35	Ruby M. eskew,
Ben C.Thornton (L. Sprange Public of South Carolina. No dower r	ights a crue, mortgagor being a woman.
County of Greenville RENUNCIATION OF DOWER	, Notary Public of South Carolina, do hereby certify unto all whom it may concern, that Mrs.
homsoever, renounce, release, and forever relinquish unto the within named HOME OWNERS'	the wife of the within named declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons LOAN CORPORATION, its successors and assigns, all her interest and estate, and also all her right and
aim of dower, of, in or to all and singular the premises within mentioned and released. WEN under my Hand and Seal, this day of	
(L. S.)	

June 21st, 19 35 at 11:28 o'clock A.

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