

~~GENERAL~~ MORTGAGE

REAL ESTATE

182.5 feet to the joint corner of Lots 10 and 11; thence with the joint line of said lots, N. 89-30 W. 175 feet to a point on the East side of Westview Avenue; thence with the East side of said Avenue, N. 4-00 E. 225 feet to a point; thence S. 89-30 E. 400 feet to a point on the West side of Bennett Street; thence with the West side of said Street 226 feet to the point of beginning.

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 the said Premises unto the said The South Carolina National Bank of Charleston as Executor and Trustee under the Last Will and Testament of E. R. Parker, Its Successors and Assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said The South Carolina National Bank of Charleston as Executor and Trustee under the Last Will and Testament of E. R. Parker, Its Successors and Assigns, from and against my Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than Two Thousand Seven Hundred (\$2,700.00) Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in her name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time ~~any~~ part of said debt, or interest thereon, be past due and unpaid, I hereby assign the rents and profits of the above described premises to said mortgagee, or Its Successors and Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, apply the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if I, the said mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagor is to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my hand and seal, this \_\_\_\_\_ day of November in the year of our Lord one thousand, nine hundred and forty-five and in the one hundred and seventieth year of the Independence of the United States of America.

Signed, sealed and delivered )  
in the presence of )  
R. S. Small )  
Margaret S. Cothran

Margaret P. Epting (L.S.)

STATE OF SOUTH CAROLINA, )  
COUNTY OF GREENVILLE. )

MORTGAGE OF REAL ESTATE.

PERSONALLY appeared before me R. S. Small and made oath that he saw the within named Margaret P. Epting sign, seal and as her act and deed deliver the within written deed, and that he with Margaret S. Cothran witnessed the execution thereof.

R. S. Small

SWORN TO before me this 21st day of November, 1945. )

Elizabeth Nicoll (L.S.) )  
Notary Public for South Carolina.