PROVENCE, JARRARD & MARTIN-GREENVILLE 23959

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STATE OF SOUTH CAROLINA (	$\nu^{\mathcal{V}}$
COUNTY OF GREENVILLE	f. The state of th
to all whom these presents may concern:	nison March
July 1	or or with our first
hereinafter spoken of as the Mortgagor send specting.  WHEREAS	Dashing Market State 344
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tove e 1 no	
justly indebted to the South Carpina Security Company, a Corporation organized and ex	isting under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Inil
(\$	be paid by
designate, of the sum of A fore Land	ad Seven Hundred Lefty
Dellars (\$ 3, 150.00) payable as follows:	
of September 1931 and	a like amount semi-annually cry march and September there
office, with and such	ding September 1, 1945 and the
1, 1946.	I retinaming ungound on march

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 or 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.

and also interest upon said principal sum to be computed from the day of the date hercof, at and after the rate

NOW, KNOW ALL MEN, that the said Mortgagor \_\_\_\_ 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 forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being

in the townships and bounty of Greenvelle State aforesaid, The subdivision ferrous "Rock gate" and being designated slatt of 6 m. Furman, for 6. 6. ided in a Dages 135 yount corner of Late now gand 10, running thence b. 19-20 6, 228. 2 ft, lo an ion pin, rear joint corner of said Late, thence it 2-29 6., 70.65 ft. to an eron pin, rear joint corner of Late nos. 8 and 9. Thence along the foint line of said Late, n. 79-20 2h, 218.5 ft. to an ironfrin to the Being the same lot of land this day conveyed to TOGETHER with the appurtenances and all the estate and rights of the said Mortgagor .... 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, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and 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, 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 Mortgagor ... heirs, executors, administrators, successors or assigns, shall pay unto the said Mortgagee, its successors or assigns, the said sum of 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 legal 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 the value of the mortgaged premises as security for the amounts due the 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 which may exist after applying the proceeds of the said premises to the payment of the amount due, including interest and the costs and a reasonable attorney's fee for the foreclosure and sale; and said 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 the same, after payment of all necessary charges and expenses, on account of the amount hereby secured.

AND it is covenanted and agreed by and between the parties to these presents that the whole of said principal sum shall become due at the option of the said Mortgagee, its successors, legal representatives or assigns, after default in the payment of any tax, assessment or water rate for sixty days after the same shall have become due and payable, or after default in the payment of any installment hereinbefore mentioned or immediately upon the actual or threatened demolition or removal of any building erected on said premises.