

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Whereas the said mortgagor is indebted to the South Carolina Security Company, a Corporation organized and existing under the laws of the State of South Carolina, in the sum of Five hundred and fifty dollars (\$550.00) principal money of the United States of America, secured to be paid by the said mortgagor to the said South Carolina Security Company, in the City of Greenville, South Carolina, or at such other place within or without the State of South Carolina as the owner of this obligation may from time to time designate, of the sum of Five hundred and fifty dollars (\$550.00) payable as follows:

One hundred dollars (\$100.00) on the first day of March 1933, in full of the first installment of interest, and thereafter every thirty days thereafter until the principal has been paid in full, the balance of the principal then remaining to be paid on the first day of every September and March thereafter, 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 or insurance, as hereinafter provided. The obligee may call for gold coin of present standard of weight and fineness, in which case the obligor shall make payment in same.



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 a 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 mortgagor to the said South Carolina Security Company, the receipt whereof is hereby forever acknowledged, 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, that parcel, piece or lot of land and improvements thereon, situate, lying and being on the north side of Tindal Avenue, in the City of Greenville, State of South Carolina, and designated as lot 136.7 of the plat of the property of Mrs. J. J. Tindal, which plat is recorded in the Public Office for Greenville County, South Carolina, in Plat Book 'G', at page 24, and according to said plat, the following metes and bounds, courses and distances to-wit: Beginning at an iron pin on the north side of the lot above described, which iron pin is 136.7 feet west of the northwest corner of the intersection of Tindal Avenue and the street thereon, and running thence N. 0-35 E. 175 feet to an iron pin in the southern line of lot 136.7 of the plat above described, and thence S. 88-25 E. 175 feet to an iron pin on the north side of the lot above described, and thence S. 88-25 E. 175 feet to the point of beginning, being the same as conveyed to the said mortgagor by deed recorded in the Public Office for Greenville County, South Carolina, in Plat Book 'G', at page 517.

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, 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, cupboards, 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 which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as hereinbefore defined, 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 of the indebtedness hereinbefore 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, his heirs, executors, administrators 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, 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 legal proceeding being commenced for the foreclosure of this mortgage, to apply for, and the said mortgagee shall be entitled as a matter of course, without consideration of the value of the mortgaged premises as security for the amounts due the mortgagee, or of the solvency of any person or persons, 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 of the execution of the said trust as Receiver, shall apply the proceeds of the sale of the said premises to the payment and satisfaction of the amount remaining secured hereby, or to any deficiency which may exist thereon, in the event of any default or defaults in the payment of said principal and interest, or any tax, assessment, water rate, or 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, on account of the amount hereon 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 interest for thirty days or 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.