· · · ·	MORTGAGE OF REAL ESTATE—GREM 7
	STATE OF SOUTH CAROLINA,]
	COUNTY OF GREENVILLE.
	TO ALL WHOM THESE PRESENTS MAY CONCERN
	We. Lula Cleland and Adeline Cleland
	hereinafter spoken of as the Mortgagor send greeting.
	we, Lula Cleland and Adeline Cleland, are
	WHEREAS
	justly indebted to
4,	State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Three Thousand Three Hundred Fifty and no/100
	Dollars
	(s 3,350,00), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and private, at the time of payment, secured to be paid by
	our O. Douglas Wilson & Co.
	certain bond or obligation, bearing even date herewith, conditioned for payment at the principal office of the said
	in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this obligation may from time to time designate,
	, of the sum of
	Three Thousand, Three Hundred, Fifty and No/100 Dollars (\$3,350.00)
	interest to be paid April 1, 1941, and thereafter the
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	1st day of May 19 11 and on the 1st day of each month thereafter the
	sum of \$ 30.15 to be applied on the interest and principal of said note, said payments to continue up to and including the late day
	of September , 19 53 and the balance of said principal sum to be due and payable on the 1st
	day of
	day of
	at the rate of per centum per annum on the principal sum of \$ 3,350.00 or so much thereof as shall from time to time remain unpaid and the balance of each monthly payment shall be applied on account of principal. 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.
	of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water late of
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	for Satisfaction to mis
	D & # 222 Pay # 542
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	NOW ALL MEN that the sid Most are S 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
	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 Dellar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, 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, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being
	on the southeast side of Clarendon Avenue, near the City of Greenville, in the County of
	Greenville, State of South Carolina, being known and designated as Lot No. 272 on plat of
	property of Colonia Company made by Dalton & Neves, Engineers, February, 1938, recorded in
•	the R. M. C. office for Greenville County, S. C., in Plat Book J, pages 4 and 5, and having,
	according to said plat, the following metes and bounds, to-wit:
_	BEGINNING at an iron pin on the southeast side of Clarendon Avenue, icint front corner
	of Lots No. 271 and 272, said pin also being 316 feet in a southwesterly direction from the
	point where the southeast side of Clarendon Avenue intersects with the southwest side of
•	Franklin Road, and running thence with the line of Lot No. 271 S. 24-42 E. 200.6 feet to an
	iron pin; thence S. 65-13 W. 105 feet to an iron pin, joint rear corner of Lots No. 272 and
	273; thence with the line of Lot No. 273 N. 24-42 W. 200.6 feet to an iron pin on the southeas
	2/9: Chence with the line of the Line of Clarendam Avenue N 65-13 R. 105
	side of Clarendon Avenue; thence with the southeast side of Clarendon Avenue N. 65-13 E. 105
	feet to the beginning corner.
	This is the same property conveyed to the mortgagors by deed of Comonia Company dated
	September 12, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Deeds
_	Volume 227, page 175. SATISFIED AND CANCELLED OF RECORD
	12th DAY OF June 19.46
	sely farnawork
	WA FOR CREENVILLE COUNTY, S. C.
	TOGETHER with the appurtenances and all the estate and rights of the said Mortgagor
	motors, pain-tubs, sinks, water-cubsets, passins, pipes, there and represent as are ever furnished by a landlord in letting or operating an unfurnished building, similar to the one across and represent as are ever furnished by a landlord in letting or operating an unfurnished building, similar to the one across and represent as are ever furnished by a landlord in letting or operating an unfurnished building, similar to the one across and represent as are ever furnished by a landlord in letting or operating an unfurnished building, similar to the one across and represent as a second and the property as are ever furnished by a landlord in letting or operating an unfurnished building, similar to the one across and represent as a second as a
34,	the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and small be determed to be a portion of the realty as between the parties 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 S, the 12 heirs, executors, administrators, successors or assigns, shall pay unto the said Mortgagee, its successors or assigns, shall pay unto the said Mortgagee, and th
	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 right, without consideration of the value of the mortgaged premises of the said mounts due the Mortgage, or of the solvency of any person or persons bonded for the payment of such amounts, to the appointment by any competent Court or Tribunal, without assecurity for the amounts due the Mortgagee, or of the solvency of any person or persons bonded for the payment of such amounts, to the appointment by any competent Court or Tribunal, without the court of the rents, issues and profits of the said premises, are such part thereof as many not then be under lease, and with such other payment and activity of the residue of the said rents and profits powers as many be deemed necessary, who, after deducting all proper charges and expenses attending the execution of the said rents and profits are hereby, in the event of any default or defaults in the payment of said due, including interest and the costs and a reasonable attorney's fee for the foreclosure and sale; and said rents and profits are hereby, in the event of any default or defaults in the payment of the said mortgaged premises and to let the said mortgagee, its successors or assigns, who shall have the right forthwish after any such default principal and interest, or any tax, assessment, water rate, or insurance, pledged and assigned to the said Mortgagee, its successors legal 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 assigns, after the same shall have become

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 Mortgages, 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 expected on said premises.

AND it is further covenanted and agreed that the whole of said principal sum and the interest shall become due, at the option of the said Mortgagee, upon failure of any owner of the above

described premises to comply with the requirements of any Department of the City of Greenville S. C.

Within thirty days after notice of such requirement shall have been given to the then owner of said premises by the said Mortgagee, or if the said premises are not maintained in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted, and within sixty days after notice by the Mortgage to the repair said premises in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted. The Mortgage is to what constitutes such state-of repair or reasonable depreciation.