MORTGAGE OF REAL ESTATE—GREM 7	WALEER BYARS & COUNTY CO. CARRIEFTER, S. C. 14506-8-12-40
STATE OF SOUTH CAROLINA,	
COUNTY OF GREENVILLE.	u
TO ALL WHOM THESE PRESENTS MAY CONCERN	
Julia Barrow Robinson	<i></i>
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d. With any and questing	gw 31
hereinafter spoken of as the Mortgagor send greeting. Julia Barrow Robinson	4 0, 4
WHEREAS OUTIN DEATHOR TO THE OF THE OWNER OWNER OF THE OWNER	A Maria of the
	SO ME MALL
justly indebted to C. Douglas Wilson & Co.	, a corporation capsalign of the laws of the
State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Thousand	& No/100ths (\$10,000.00)
	Dollars
(\$ 10,000.00), lawful money of the United States when shall be light tender in payment	of all debts and sues, sublic and products of the standard payment, secured to be paid by
(\$ 10,000.00), lawful money of the United States which shall be light tender in payment	of all debts and suces, subtle and poster, at the standard payment, secured to be paid by
that one	C. Dong S. Co.,
certain bond or obligation, bearing even date herewith, conditioned for payment at the principal office of the said	C. Douglas, Wy Mon & Co.,
in the City of Greenville, S. C., or at such other place either within the without the State of South Carolina, as the	owner of this obligation hay from time to time designate,
The title City of Citchinate, S. C., of an analysis of the City of Cit	, of the sum of
	Dollars (\$ 10,000,00)
Ten Thousand & No/100ths	
with interest thereon from the date hereof at the rate ofper centum per annum, said interest	at and principal sum to be paid in installments as follows: Barianing on the LST
day of April	19 46 and of the
said interest and principal aun to be paid in install	ments was follows: Beginning on the lates
and a self-worth thomas ften the sum of \$	103.65 to be applied on the interest and aid principal sum to be due and payable on the
of may , 19 and me parame of s	and brincipal areas to be one and a pro-
	nonthly payments of \$103.65 each are to be applied first to interest
at the rate of	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 of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water	par of exchange and net to the outgest, it being the test of the outgest of the outgest, it being the outgest of the ou
	the securing the payment.
NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money of the said sum of money mentioned in the condition of the said bond, with the interest thereon, and also for and in whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents de legal representatives and assigns forever, all that parcel, piece or lot of land with the buildings and improvement	as grant bargain, sell, convey and release unto the said Mortgages and to its successors,
the man the City of C	menyille in the County of Greenville.
on the East side of McDaniel Avenue near the City of	
State of South Carolina, having according to plat made	by Dalton & Neves, Engineers, February,
1935, the following metes and bounds, to-wit:-	
BEGINNING at an iron pin on the East side of McI	Daniel Avenue, said pin being 116.7 feet
North from the Northeast corner of the intersection of	
ing thence S. 80-40 E. 190 feet to a point; thence S.	78-10 E. 260.7 feet to corner of property
of Dr. George C. Albright: thence N. 15-30 E. with said	Albright line, 77.6 feet to a point im
branch: thence N. 63-35 W. 37.4 feet to an iron pin a	corner of property of Helen B. HeDeniel e
al; thence with said McDaniel line, N. 22-14 E. 22.8	reet to an iron ping thance atill with
McDaniel line, N. 56-41 W. 210 feet to an iron pin; t	cence N. 76-63 W. 70.4 feet to corner of
property of H. B. Drake; thence with said Drake line,	N. 80-52 W. 161.6 feet to an iron pin on
the East side of McDaniel Avenue: thence with the Eas	O DAMA AND AND AND AND AND AND AND AND AND AN
feet to the beginning corner.	

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 a part of 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 between the parties hereto, 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 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 , he said Mortgagor , he said Mortgagor , he said Mortgagor , he 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, then these presents 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 preciseding 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 ceeding 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 solvency of any person or persons bonded for the payment of such amounts, to the appointment by any competent Court or Tribunal, without as security for the amounts, due to any party, of a Receiver of the rents, issues and profits each premises with power to lease the said premises, or such part thereof as may not then be used rents powers as may be deemed necessary, who, after deducting all proper charges and expenses attending the execution of the said trust as Receiver, shall apply the residue of the said rents and profits are hereby, in the event of any defaults in the payment of the amount to the payment and satisfaction of the amount remaining secured hereby, or to any deficiency which may exist after applying the proceeds of the said greenises to 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 defaults in the payment of said uniterest, 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 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 principal and interest, or any tax, assessment, water rate, or insurance, pledged and assigned to the said Mortgagee, and

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 execcessors, legal representatives or assigns, after default in the payment of interest for thirty days or after default in the payment of any building erected on said premises. due and payable, or after default in the payment of any installment hereinbefore mentioned or immediately upon the actual or threatened descolition or removal of any building erected 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. South Carolina within thirty days after notice of such requirement shall have been given to the then owner of said premises by the said Mortgage, or if the said premises are notice of such requirement shall have been given to the then owner of said premises by the said Mortgage, reasonable depreciation alone excepted, and within sixty days after notice by the Mortgage reasonable depreciation alone excepted. The Mortgage is to what sunstitutes such state of repair or reasonable depreciation.

herein provided or of any part thereof, the Mortgagee skall have