MORTGAGE OF REAL ESTATE STATE OF SOUTH CAROLINA, County of GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN: We, ____ William Samuel Langley of the City of ______, State of South Carolina, hereinafter spoken of as the Mortgagor, send greatleger WHEREAS, the said Mortgagor is justly indebted to AIKEN LOAN & SECURITY COMPANY, a corporation organized and existing under the laws of the State of Small Carolina, hereinafter spoken of as the Mortgagee, in the sum of Sixty-four Hundred and No/100 - - - - - - (\$6,400.00) _____ DOLLARS lawful money of the United States of America, secured to be paid by curtain note or obligation, bearing even date herewith, conditioned for payment at the principal offices of the said AIKEN LOAN & SECURITY COMPANY, in the City of Florence, in the States of South Carolina, of the sum of Sixty-four Hundred and No/100 - - - - - (\$6,400.00) - - - - in words and figures as follows: The sum of Thirty-eight & 78/100(\$38.78) Dollars on the 1st day of August 19 and a like sum of Thirty-Eight & 78/100(\$38.78) Dollars on the 1st day of each and every month the after until the debt is pard in full, with interest at the rate of Four Fer Cent (4%) per until puted and payable monthly; the said monthly installment of Thirty-eight & 78/100 (\$38.78) Dollars cludes interest calculated on the monthly decreasing balance of said principal sum and so much of installment as is necessary shall be credited to said interest and the balance on the principal decreases. with the privilege reserved by and manted to the maker hereof to pay the whole debt or any part of in addition to the amount required at any time he may see fit, and, together with, and in edit to, the monthly payments of principal and interest hereby required, he will pay to the Mortgages the 1st day of each month until the said note is fully paid one-twelfth of the annual premiums for hazard interaction of the annual premiums for hazard interaction of the said note and the said note and in consideration of the said sum of money mentioned in the said note or of any renewal or extension thereof, with interest thereon, and also for and in consideration of the said by the said Mortgage, the receipt whereof is hereby acknowledged has granted hargained sold and released and by these presents does grant hargain, said and released and by these presents does grant hargain, said and in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell of vey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever: All that piece, parcel or lot of land in Greenville Township, County and State aforesaid, on the Southern side of Grace Street, near the City of Greenville, being shown as Lot No. 40 of property of E. G. Glenn, made by C. M. Furman, Engineer, on March 28, 1925, recorded in Plat Book F at Page 148, and, according to Plat of the Property of William Samuel Langley made by Pickell & Pickell, Engineers, on July 3, 1946, is described to follows: BEGINNING at a stake on the Southern side of Grace Street 757 feet, more or less, West from Laurens Road, at corner of Lot No. 39, and running thence with the line of said Logo. 28-00 E. 150 feet to a stake; thence S. 62-00 W. 55 feet to an iron pin at corner of Lot 10. 41; thence with the line of said Lot, N. 28-00 W. 150 feet to an iron pin on Grace Streets thence with the Southern side of Grace Street, N. 62-00 E. 55 feet to the beginning cornelled Being the same premises bonveyed to the mortgagor by Ida Heatherly by deed to be meaned ed herewith.

SATISFIED AND CANCELLED OF RECORD

TOGETHER with the appurtenances and all the estate and rights of the said Mortgagor in and to said premises.

AND IT IS COVENANTED AND ACREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machine AND II IS COVENANTED AND AGREED by and petween the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, bollers, status, elevators and motors, bath tubs, sinks, water closets, basins, pipes, faucets, and other plumbing and heating fixtures, mirrors, manuels, refrigerating plant and ice boxes, chains apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfarrational diding, similar to the one herein described any referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are said 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, screening 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

TO HAVE AND TO HOLD the said premises and every part thereof with the appurtenances unto the said Mortgagee, its successors, legal representatives and asset forever

PROVIDED, ALWAYS, that if the said Mortgagor, his heirs, executors, administrators or assigns, shall pay unto the said Mortgagoe, its successors or assigns, the said money mentioned in the condition of the said note or obligation at the times and in the manner therein specified, and shall comply with all other conditions of this instrument 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 be at liberty upon a complaint filed or any other proper legal proceeding being commission 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 promises as security for the amounts due the Mortgagee, or of the solvency of any person or persons responsible for the payment of such amounts, to the appointment by any composition of Tribunal, without notice to any party, of a Receiver of the rents, issues and profits of the said premises with power to bears the said premises, or such part thereof, any not then be under lease, and with such other 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 to the payment and satisfaction of the amount remaining secured hereby, or to say deficiency which may exist after applying the proceeds of the said of the said premises to the payment of the amount due, including interest and the costs and a reasonable attended; the foreclosure and sale; and said rents and profits are hereby, in the event of any default or defaults in the payment of said principal and interest, any tax, assessment of insurance, pledged and assigned to the said Mortgagee, its successors or assigns, who shall have the right forthwith after any such default to ember 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 changes 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 Mostgages, its successors, legal representatives or assigns, after default in the payment of any tax, assessment or water rate for sixty days after 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.

It is agreed that the Mortgagor will keep the buildings now on said land, and any buildings which may hereafter be exected on same, in such amounts and in such insurance company or companies and written through such agency as the Mortgage may name, direct, such or secured are fully paid; and said policy or policies shall have attached thereto a standard Mortgage Clause, making say less payable to a COMPANY, and shall be delivered with receipt for payment of the premium on same to said company at the last payable to a standard mortgage clause.