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	MORTGAGE OF REAL ESTATE
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4 4	AND the cell Manager of the control of the cell of the
e v	AND the said Mortgagor further covenants and agrees to keep the buildings on said premises constantly insured for the benefit of the Mortgagee, against loss by fire, tornado and such other casualties and contingencies, in such manner and in such companies and for such amounts as may be satisfactory to the Mortgagee, until the debt hereby secured is fully paid. And will keep such policies constantly assigned or pledged to the Mortgagee and deliver renewals thereof to the said Mortgagee one week in advance of the expiration of the same, marked "PAID" by the agent or company issuing the same. In the event the Mortgagee, it is heirs, executors, administrators, successors or assigns, shall for any reason fail to keep the said premiums thereon, the Mortgagee, if it so elects, may have such insurance written and pay the premiums thereon, and any premiums so paid shall be secured by the Mortgagee, if is heirs, executors, administrators, successors or assigns, within ten days after payment by the Mortgagee. In default thereof, the whole principal sum and interest and insurance premium with interest on such sum paid for such insurance from the date of payment may be and shall become due at the election of the said Mortgagee, its successors or assigns, anything herein to the contrary notwithstanding.
ΙΩ	the said Mortgagee, or fail to pay the premiums thereon, the Mortgagee, if it so elects, may have such insurance written and pay the premiums thereon, and any premiums so paid shall be secured by this mortgage and repaid by the Mortgagee, if it so elects, may have such insurance written and pay the premiums thereon, and any premiums so paid shall be secured by this mortgage and repaid by the Mortgagee. In default thereof, the whole principal sum and interest and insurance premium with interest and insurance premium with interest on said shall be secured by
andor	kaling in the control of the control
• >	AND should the Mortgagee, by reason of any such insurance against loss as aforesaid, receive any sum or sums of money for any damage to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said Mortgagor, his successors, heirs or assigns, to enable such parties to repair said buildings or to erect new buildings or to expect the said Mortgagor, his successors, heirs or assigns, to enable such
cner part	parties to repair said buildings or to erect new buildings in their place, or for any other purpose or object satisfactory to the Mortgagee, without affecting the lien of this mortgage for the full amount secured thereby before such damage or such payment over, took place.
orner	AND it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law deducting any lien thereon from the value of land, for the purpose of taxation, or changing in any way the laws now in force for the mortgage, or debts secured by mortgage, or the manner of the collection of any such taxes, so as to affect this mortgage, the whole
e. he	AND it is further coverented and agreed that the mailing of a written potice and described in the said Mortgagee, without notice to any party, become immediately due and payable.
the	the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgaged or in default thereof, directed to said owner at said mortgaged premises, shall be sufficient notice and demand in any case arising under this instrument, and required by the provisions thereof or the requirements of the law.
o f	AND it is further covenanted and agreed by said parties that in default of the payment by said Mortgagor of all or any taxes, charges and assessments which may be imposed by law upon the
T 1	said mortgaged premises of any part mereof, it shall and may be lawful for the said Mortgagee. Its successors, legal representatives, and assigns, to pay the amount of any such tax, charge or assessment with any expenses attending the same; and any amounts so paid, the Mortgagor shall repay to the said Mortgagee, its successors, legal representatives or assigns, on demand, with interest the same shall be a lien on the said promises and be secured by the said bond and by these presents; and the whole amount hereby secured, if not then due, shall thereupon, if the said Mortgagor does further covenant and agree that he will execute or procure any further necessary assurance of the title to said premises and will's forever warrant said title.
signs	The state of the s
18	AND the said Mortgagor further covenants and agrees, should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any default in the covenants and agreements herein contained, to pay all costs of collection and litigation, together with a reasonable attorney's fee, and the same shall be a lien on the said premises and be secured by this mortgage, and payment thereof enforced in the same manner as the principal obligation. AND the said Mortgagor further covenants and agrees, should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any default in the covenants and agreements herein contained, to pay all costs of collection and litigation, together with a reasonable attorney's fee, and the same shall be a lien on the said premises and be secured by this mortgage, and payment thereof enforced in the same manner as the principal obligation. For Paragraph - See: other february IN WITNESS WHEREOF, the Mortgagee has hereunto set his hand and seal this
> 88	IN WITNESS WHEREOF the Mortragee has hereupto set his hard and seel this
70	
rs and	in the year of our Lord one thousand nine hundred and forty-seven , and in the one hundred and seventy-first year of the Independence of the United States of America.
5	Signed, sealed and delivered in the presence of
or	Mary Louise Simpson James W. Childress (LS)
0.3 S	J. La Rue Hinson
p e	(LS)
nc	STATE OF SOUTH CAROLINA, RENUNCIATION OF DOWER
8	COUNTY OF GREENVILLE,
8	I. LaRue Hinson, a Notary Public for South Carolina,
tor	do hereby certify unto all whom it may concern, that Mrs. Thomazine S. Childress
at	
tr	
118	the wife of the wrain named
ir	did this day appear before me, and upon being privately and separately examined by me, did declare thatShedoes freely, voluntarily, and without any compulsion, dread or fear of any
qu	person or persons whomsoever, renounce, release and forever relinquish unto the within named C. Douglas Wilson & Co., its successors and assigns, all her
	interest and estate, and also all Right and Claim of Dower of, in or to all and singular the premises within mentioned and released.
9	
ğ	CIVAL under my hand and seal, this
cator	February , A. D. 1947 Thomazine S. Childress
9	J. La Rue Hinson Notary Public for South Carolina. (L. S.)
Ø,	Notary Fubic for South Carolina.
8	STATE OF SOUTH CAROLINA, SS.:
1.	COUNTY OF GREENVILLE.
he	Personally appeared before me Mary Louise Simpson
· Ø	and made oath that he saw the above named James W. Childress
th	
0	_
lud	sign, seal and as his act and deed deliver the above written mortgage for the uses and purposes therein mentioned, and that he with J. LaRue Hinson
incl	witnessed the due execution thereof.
Ţ	SWORD to before me this, 18th
H	february A. D., 1947 Mary Louise Simpson
sha	
SI	J. LaRue Hinson Notary Public for South Carolina. (L. S.)
=	STATE OF SOUTH CAROLINA,
99	COUNTY OF GREENVILLE.
"Mortga	Personally appeared before me
NO.	and made oath that he saw
#	assign, affix the corporate seal of the above named
OL	and as the act and deed of said corporation deliver
	the above written mortgage, and that he withwitnessed the execution thereof.
1 c.	
0	SUBSCRIBED and sworn to before me this
	day of, A. D., 19
r t	(L, S.)
"Mortga	Notary Public for South Carolina.
	Recorded February 18th 1947 at 5:45 o'clock P.M. By:EC
e Jo	STATE OF SOUTH CAROLINA,
9	COUNTY OF GREENVILLE. ASSIGNMENT FOR VALUE RECEIVED C. Douglas Wilson & Co., hereby assigns, transfers and sets over to Metropolitan Life Insurance Company the within mortgage and the note which the same secures without recourse.
6 q	FOR VALUE RECEIVED C. Douglas Wilson & Co., hereby assigns, transfers and sets over to Metropolitan Life Insurance Company the within mortgage and the note which the same secures without recourse.
g	DATED this 18th day of Fobruary , 194 7. In the Presence of: C. DOUGLAS WILSON & CO.
On	In the Presence of:
dent oct	Mary Louise Simpson By Sidney M. Wilson, Secretary
Eo	Juanita Bryson Secretary

FOR VALUE RECEIVED C. Douglas Vit recourse.	Wilson & Co., hereby assigns, transfers and	l sets over to Metropolitan Life	Insurance Company the within mortgage and	the note which the s	same secur
DATED this 18th	day of Fobrus	nry , ₁₉₄ 7.			1
Presence of:	Concession of the Concession o		C. DOUGLAS WILSON & CO		1

Mary Louise Simpson

By Sidney M. Wilson,

Secretary Juanita Bryson

Assignment Recorded February 18th 19 47 at 5:45 o'clock P.M. By:EC