<u>MORTGAGE OF REAL ESTATE—GREM</u>

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NOW, KNOW ALL MEN, that the said Mortgager _ in consideration of the said and of money mentioned in the condition of the said bond and for the better securing the the said and of money mentioned in the condition of the said bond, with the interest thereon, and also for and in consideration of the said of by the said Mortgage, the receipt whereof is bretky acknowledged, has granted, bargained, sold, conveyed and released and by the said Mortgage, the receipt whereof is bretky acknowledged, has granted, bargained, sold, conveyed and released and by the said when the country of Greenville. In the Country of Greenville, State of South Carolina, located on the West side of Druid Street, and designated as lots Nos. 19, 18, 17 and 22 feet from the Northern side of lot No.16, Block I of Stone Estates, a plat of which is recorded in the R.M.C.'s effice for Greenville Country, in Plat Book G, at Page 292, and having according to a recent survey thereof made by Pickell & Pickell, Engineers, November 15, 1947, the following metes and bounds, courses and distances, co-with— BEGINNING at an iron pin on the West side of Druid Street, which iron pin is 350 feet in Southerly direction from the Southwest intersection of Druid and Reid Streets, joint corner of Lots Nos. 19 and 20; thence along the joint line of seid lots N. 78-38 W. 149.7 feet to an iron pin, reer joint corner of seid lots; thence S. 11-22 W. 97 feet to an iron pin, (which iron pin in the line of Druid Street (which iron pin is 22 feet South of the rear joint corner of lots Nos. 16 and 17); thence along the Western side of Druid Street N. 11-22 E. 97 feet to an iron pin, the point of beginning. This Mortgage is junior in rank to a FHA Mortgage this day executed between the same	ith the Mortgagee upon dema	nd by the Montgogge An	- 11 00 BIG - 2 00 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0	dopodroda og ome
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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 referred to, 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 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 ..., his heirs, executors, administrators, successors 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, 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 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 as security 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 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 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 any 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 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 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 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, 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.

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 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 Mortgagee to the owner to repair said premises, the owner shall fail
to put the said premises in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted. The Mortgagee shall be the sole judge as to what constitutes
such state of repair or reasonable depreciation.