

FILED
JUL 31 1937
SOUTH CAROLINA

50933-4 MORTGAGE 1937 994 Amount Financed 3979.00
100 5000 1500 350

THESE PRESENTS that Charles T. Clement and Doris B. Clement his wife of Greenville County, South Carolina, hereinafter whether one or more called the "Mortgagor", has become justly indebted to Southland Trane of Greenville County, State of S.C. hereinafter called the "Mortgagee" in the sum of Six Thousand and 80/100 DOLLARS (\$ 6061.80) evidenced by a promissory note of even date herewith in the total amount set forth above, payable in 60 monthly installments of One Hundred One and 03/100 DOLLARS (\$ 101.03), the first payment commencing on the day of 19 and continuing on the same day of each month thereafter until fully paid, together with late charges, court costs, collection expenses, attorney fees, interest after maturity, and all terms conditions and stipulations provided for in said note

NOW, for and in consideration of the aforesaid indebtedness and to secure the prompt payment of the same, Mortgagor has bargained and sold and does hereby grant, bargain, sell and convey unto the said Mortgagee, his successors and assigns, the following described lot or parcel of land situated in Greenville County, State of South Carolina, to-wit:

Charles T. Clement and Doris B. Clement their heirs and assigns forever

The Mortgagor agrees and covenants that he will obtain such insurance or pay all such taxes or both, and all sums of money which may be secured by this mortgage and shall be due immediately from Mortgagor to Mortgagee with interest at the rate of 6% per annum from the date of the making of this mortgage until paid. The Mortgagor agrees and covenants that he will keep the mortgaged property in good condition and not to commit or to permit anyone else to commit waste, reasonable wear and tear excepted. Upon the failure of the Mortgagor to maintain the mortgaged property, the Mortgagee may cause repairs to be performed at the cost of the Mortgagor. Any such repairs shall be due from Mortgagor with interest at the rate of 6% per annum from the date expended until paid.

The Mortgagor hereby vests the Mortgagee with the power to sell the mortgaged property in whole or in part, or to lease the same, or to do any act which may be necessary or proper to secure the payment of any installment provided in said note or to enforce the performance of the covenants herein contained, and to execute all instruments which may be necessary or proper to carry out the purpose of this mortgage. Should any legal proceeding be instituted for the enforcement of this mortgage, the Mortgagor shall be bound to pay the costs of such proceedings, and a reasonable attorney's fee, and to pay the expenses of the Mortgagee in the hands of any attorney at law for collection by suit or otherwise, at costs and expenses incurred, and a reasonable attorney's fee, and to pay the costs of recovery and collection hereunder.

The Mortgagor (if more than one, all mortgagors) hereby waive and relinquish all rights of exemption and homestead. This mortgage may be assigned by the Mortgagee without the consent or notice to the Mortgagor and when so assigned, the assignee shall have all of the rights and privileges given to the Mortgagee by the provision of this mortgage.

This mortgage is in addition to any other lien or security heretofore or hereafter given or obtained by the Mortgagor and is not a continuation or a renewal of any other lien or security. In this mortgage, wherever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural.

Witness whereof, the Grantors hereunto set their hands and seals this 9th day of July 1937

Witness in the presence of
Charles J. Pace
Ray J. Coggins
Charles T. Clement
Doris B. Clement

RECORDED
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1937

PAID

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