Vol. 230 ✓ Form 1

PROVENCE, JARRARD & MARTIN—GREENVILLE 23959

Satisfaction of Mortgage Recorded Book 230, Page 132. Amount #3,800.00 Dated July 30, 1937.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgage Satisfaction
Carolina Mortgage Company
(South Carolina Corporation)
Mortgagee

Know ye that the said Mortgagee for and in consideration of the payment of the debt secured by said mortgage, does hereby cancel said mortgage and release the premises described therein from the lien thereof.

Witness the hand and seal of said Mortgagee this 30 day of July, 1937.

Witness:
Douglas Pleasants

Carolina Mortgage Company
By Douglas Pleasants, Vice President

State of South Carolina
County of Greenville

Personally appeared before me Douglas Pleasants who being duly sworn says that he saw the within named Carolina Mortgage Company by its President sign, seal and as its act and deed deliver the within mortgage satisfaction and that he with Jessie Pleasants witnessed the execution thereof.

Douglas Pleasants

Sworn to before me this 30 day of July, 1937.
Jessie Pleasants
Notary Public for S. C.

Recorded July 30, 1937 at 5:16 P.M. in Satisfaction of Mortgage Book 132, page 132.

Dixie E. Jones, R.M.C.

hereinafter spoken of as the Mortgagor S send greeting.

WHEREAS the said Mortgagor S are justly indebted to the ~~South Carolina Security Company~~, a Corporation organized and existing under the laws of the ~~State of South Carolina~~, hereinafter spoken of as the Mortgagee, in the sum of Twenty-eight Hundred Eighty-Two and 00/100 Dollars ($ 2882.00), lawful money of the United States of ~~America~~, secured to be paid by certain bond or obligation, bearing even date herewith, conditioned for payment at the principal office of the said ~~South Carolina Security Company~~, in the City of Greenville, South Carolina, or at such other place either within or without the State of South Carolina as the owner of this obligation may from time to time designate, of the sum of Thirty-eight and no/100 Dollars

Dollars $ 38.00 payable as follows: with interest thereon from the date hereof at the rate of Six (6%) per cent per annum, said interest and principal sums payable on the 1st day of October 1937 and on the 1st day of each month thereafter the sum of $38.00 to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of May, 1948, when the balance of said principal and interest shall be paid in full. The monthly payments of $38.00 each shall be applied first to interest at the rate of five (5%) per cent. per annum upon the principal sum of $3,800.00, the so much thereof as shall from time to time remain unpaid, and the balance of each payment shall be applied on account of principal.

Mortgagee to pay all of the loan on any interest date after three years from the date hereof upon ninety days written notice to the holder of said note, said principal and interest to be paid in lawful money of the United States at the office of the Mortgagee in the City of Greenville, South Carolina, and also interest upon said principal sum to be computed from the day of the date hereof, at and after the rate of per cent per annum payable semi-annually on the first days of every and from and after the date hereof until the aforesaid principal sum shall be fully paid, said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance, as hereinafter provided. ~~The obligee may call for gold coin of present standard of weight and fineness, in which case obligor shall make payment in same.~~

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said bond and for the better securing the payment of the said sum of money mentioned in the condition of the said bond, with the interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the northeast side of Cleveland Street, known and designated as Lot No. 16, on plat of Mc. Daniel Heights made by Dalton & Neves, Engineers, August, 1908 and recorded according to said plat, which is recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book "H", at page 214, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Cleveland Street which iron pin is set in a southeasterly direction from the intersection of Cleveland Street and Bear Street, said point being also the joint corner of Lots 15 and 16, and running thence along the northeast side of Cleveland Street S. 39-10 E. 81.4 feet to a point on said street at the joint corner of Lots 16 and 17, thence with the joint line of Lots 16 and 17 N. 42-37 E. 103.5 feet to an iron pin, thence N. 21-48 W. 43 feet to an iron pin at the rear corner of Lots 15 and 16; thence with the joint line of last mentioned lots S. 22-31 W. 101 feet to an iron pin on the northeast side of Cleveland Street, the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed dated November 5, 1936 and recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 181 at page 1.

SATISFIED AND CANCELLED
RECORD 5
R. M. C. FOR GREENVILLE COUNTY
AT 5:16
Dixie E. Jones
#17186

TOGETHER with the appurtenances and all the estate and rights of the said Mortgagor S 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 S, their 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 sale 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 default or 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.