

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Bessie Viola Hegler of the County of Greenville, in the State aforesaid, SEND GREETING:
WHEREAS, I, the said Bessie Viola Hegler am indebted in and by a certain Note bearing date the 17th day of May, A. D., 1939, in the sum of EIGHTY & NO/100 (\$80.00) DOLLARS, payable to C. A. Edwards or order to be paid \$5.00 per week, payable on Saturday of each week, beginning Saturday May 27th, 1939 as in and by said Note-reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I the said Bessie Viola Hegler in consideration of the said debt and Note-aforesaid, and the performance of the covenants hereinafter named and contained, to the said C. A. Edwards according to the condition of the said Note- and also in consideration of the sum of ONE DOLLAR to me in hand well and truly paid by the said Bessie Viola Hegler at and before the sealing and deliver of these presents the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents DO GRANT, BARGAIN SELL and RELEASE unto the said C. A. Edwards the following:

All that certain piece, parcel or lot of land situate, lying and being in the state and county aforesaid, in the town of Greer, on the east side of Lanford Street, and being more particularly described as follows:

Beginning at a point on Lanford Street joint corner of lots 12 and 13, thence S. 72-20 E. 150 feet; thence N. 17-40 E. 60 feet; thence N. 72-20 W. 150 feet to Lanford Street; thence S. 17-40 W. 60 feet to point of beginning, and being known and designated as Lot 13 on plat recorded in Book H, Page 143, R. M. C. office for Greenville County, and being part of the property deeded by Jaisy J. Lanford to Planters Savings Bank by deed dated October 9, 1935, and recorded in Vol. 181, at Page 456.

Together with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in any wise appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said C. A. Edwards, his Heirs and Assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said C. A. Edwards, his Heirs and Assigns from and against me and my Heirs, Executors, and Administrators, and any and all other person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if said Mortgagor--do and shall well and truly pay or cause to be paid unto the said Mortgagee--, or order, the said debt of sum of money aforesaid, with interest thereon, if any shall be due according to the terms of said Note--; and do and perform all of the covenants and agreements herein contained, then this Deed or Bargain shall cease, determine, and be utterly null and void, otherwise to remain in full force and virtue.

1. It is Covenanted and Agreed, by and between the parties that the said Mortgagor, her Heirs Executors and Administrators, shall and will insure the house and all buildings on the said premises (if any there be) in such insurance company as may be approved by the said Mortgagee-- in a sum not less than ***** Dollars, against loss or damage by fire, and the same keep insured until the above mentioned debt is fully paid, and assign the policy to said Mortgagee, and in case that----fail to do so the said Mortgagee--, Executors, Administrators or Assigns may cause the same to be done and reimburse---sel---for the premiums and expenses with interest thereon at the rate of 8 per cent. and that the same shall stand secured by this mortgage.

2. It is also Covenanted and Agreed, that the said Mortgagee--shall pay as they become due all taxes by whatsoever authority legally imposed upon the property hereby mortgaged, and in case-- fails so to do the said Mortgagee may cause the same to be paid and reimburse---sel---therefor with interest at the rate of 8 per cent. per annum, and the amount stand secured by this mortgage.

3. It is also Covenanted and Agreed, that the said Mortgagee--,-----agents and tenants, shall keep the said premises in as good order and condition as they now are and not commit, waste or cut down the timber thereon, to such an extent as to impair the value of the same as a security for the said loan or debt herein, and that the said Mortgagee--, or holder hereof, shall be the judge as to the same as to whether it impairs the said security.

4. It is also Covenanted and Agreed, that in case of default in payment under any of the conditions of the said Note--, or failure to pay the taxes or any taxes hereinbefore specified or to insure the house or buildings as specified herein before, or to do and perform any of the Covenants and Agreements of this mortgage for the space of TEN consecutive days, the whole amount of the principal shall thereupon immediately become due and payable to the said Mortgagee or the holder hereof.

5. It is also Covenanted and Agreed, that in case any action or proceeding of any kind to foreclose this mortgage is commenced or instituted by said Mortgagee or her Heirs, Executors, Administrators or Assigns a Receiver may be appointed pending such proceedings with the usual powers in such case, to take charge of the said mortgaged premises and the rents and profits of said mortgaged premises abovedescribed, to which end the same are hereby specifically pledged to said Mortgagee-- as part of----- security. The Proceeds thereof after the payment of all costs and

Handwritten notes and stamps:
- "Paid" with a date "Sept. 15, 1939"
- "Satisfied"
- "C. A. Edwards" (written twice)
- "Jaisy J. Lanford" (written once)
- "Book H, Page 143" (written once)
- "Vol. 181, at Page 456" (written once)
- "Mortgagee" (written once)
- "Mortgagor" (written once)
- "Deed" (written once)
- "Bargain" (written once)
- "Release" (written once)
- "Do Grant" (written once)
- "Selling" (written once)
- "Appurtenances" (written once)
- "Premises" (written once)
- "Heirs" (written once)
- "Executors" (written once)
- "Administrators" (written once)
- "Assigns" (written once)
- "Forever" (written once)
- "Warrant" (written once)
- "Defend" (written once)
- "Premises" (written once)
- "C. A. Edwards" (written once)
- "His" (written once)
- "Heirs" (written once)
- "Assigns" (written once)
- "Forever" (written once)
- "Other" (written once)
- "Person" (written once)
- "Persons" (written once)
- "Whomsoever" (written once)
- "Lawfully" (written once)
- "Claiming" (written once)
- "Or" (written once)
- "To" (written once)
- "Claim" (written once)
- "The" (written once)
- "Same" (written once)
- "Or" (written once)
- "Any" (written once)
- "Part" (written once)
- "Thereof" (written once)
- "Provided" (written once)
- "Always" (written once)
- "Nevertheless" (written once)
- "And" (written once)
- "It" (written once)
- "Is" (written once)
- "The" (written once)
- "True" (written once)
- "Intent" (written once)
- "And" (written once)
- "Meaning" (written once)
- "Of" (written once)
- "The" (written once)
- "Parties" (written once)
- "To" (written once)
- "These" (written once)
- "Presents" (written once)
- "That" (written once)
- "If" (written once)
- "Said" (written once)
- "Mortgagor" (written once)
- "Do" (written once)
- "And" (written once)
- "Shall" (written once)
- "Well" (written once)
- "And" (written once)
- "Truly" (written once)
- "Pay" (written once)
- "Or" (written once)
- "Cause" (written once)
- "To" (written once)
- "Be" (written once)
- "Paid" (written once)
- "Unto" (written once)
- "The" (written once)
- "Said" (written once)
- "Mortgagee" (written once)
- "Or" (written once)
- "Order" (written once)
- "The" (written once)
- "Said" (written once)
- "Debt" (written once)
- "Of" (written once)
- "Sum" (written once)
- "Of" (written once)
- "Money" (written once)
- "Aforesaid" (written once)
- "With" (written once)
- "Interest" (written once)
- "Thereon" (written once)
- "If" (written once)
- "Any" (written once)
- "Shall" (written once)
- "Be" (written once)
- "Due" (written once)
- "According" (written once)
- "To" (written once)
- "The" (written once)
- "Terms" (written once)
- "Of" (written once)
- "Said" (written once)
- "Note" (written once)
- "And" (written once)
- "Do" (written once)
- "And" (written once)
- "Perform" (written once)
- "All" (written once)
- "Of" (written once)
- "The" (written once)
- "Covenants" (written once)
- "And" (written once)
- "Agreements" (written once)
- "Herein" (written once)
- "Contained" (written once)
- "Then" (written once)
- "This" (written once)
- "Deed" (written once)
- "Or" (written once)
- "Bargain" (written once)
- "Shall" (written once)
- "Cease" (written once)
- "Determine" (written once)
- "And" (written once)
- "Be" (written once)
- "Utterly" (written once)
- "Null" (written once)
- "And" (written once)
- "Void" (written once)
- "Otherwise" (written once)
- "To" (written once)
- "Remain" (written once)
- "In" (written once)
- "Full" (written once)
- "Force" (written once)
- "And" (written once)
- "Virtue" (written once)