

MORTGAGE OF REAL ESTATE

38578 PROVENOR-JARRARD CO.-GREENVILLE

edness and all sums secured by the Mortgage, to-wit: The principal and interest then accrued on said Note, and all advances, made to or on account of the Mortgagor herein for taxes, assessments, premiums of insurance, and charges of any kind, shall at once become due and payable without notice, and the money due on said Note and for advances as aforesaid, shall then become due and this Mortgage may be foreclosed for the whole amount of said moneys, interest, costs, and attorney's fees.

5. AND AS A FURTHER SECURITY for the payment of the debt and interest secured hereby, and for the performance of all the covenants of said Note and this Mortgage, the said James Robert Martin, Jr. does hereby transfer, set over and assign to the said Metropolitan Life Insurance Company its successors or assigns, all of the rents and income of the said mortgaged premises for each and every year that the said debt and interest may be unpaid, together with all rights and remedies for enforcing the collection of the same; and that upon filing suit of foreclosure, said Mortgagee, its successors or assigns, shall be entitled to have a Receiver appointed to take charge of the said mortgaged premises, together with all the rights, profits, crops, and proceeds arising therefrom during such litigation, and in case of commencement of suit for foreclosure of this Mortgage or the placing thereof in the hands of an attorney for collection by reason of any default by said James Robert Martin, Jr. his heirs, executors, administrators, or assigns, said James Robert Martin, Jr., his heirs, executors, administrators, or assigns, hereby agree to pay to the holder and owner of said Note and Mortgage 10 percent of the amount secured by this Mortgage as an attorney's fee for the foreclosure of said Mortgage or the collection of the amount due, which attorney's fee shall be secured by this Mortgage the same as any other moneys herein mentioned.

6. And It Is Further Covenanted, That the said James Robert Martin, Jr. his heirs, executors, administrators, or assigns, shall hold and enjoy the said premises until default in payments, as provided in said note, or a breach of some of the covenants of this Mortgage shall be made.

Plural or singular words used herein to designate the undersigned, the parties of the first part, shall be construed to refer to the maker or makers of this Mortgage, whether one or more persons, or a corporation; and all covenants and agreements herein made by the undersigned, shall bind the heirs, personal representatives, successors, and assigns of the undersigned, and every option, right, and privilege herein reserved or secured to the Mortgagee shall inure to the benefit of its successors and assigns.

WITNESS my hand and seal on the 11th day of May in the year of our Lord nineteen Hundred and forty.

Signed, sealed and delivered in the presence of: Harriet R. Wright Patrick C. Fant

James Robert Martin, Jr. (SEAL)

State of South Carolina )ss County of Greenville )

Personally appeared before me Harriet R. Wright and made oath that she saw the within named James Robert Martin, Jr., sign, seal and as his act and deed deliver the within Deed; and that she with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 22nd day of May, 1940.

Patrick C. Fant. (L.S.) Notary Public for South Carolina



Harriet R. Wright

State of South Carolina, )ss County of Greenville. )

Renunciation of Dower

I, Patrick C. Fant, Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Lydia Prichard Martin, the wife of the within-named James Robert Martin, Jr. did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread, or fear of any person or persons whomsoever, renounce, felease, and forever relinquish unto the within-named Metropolitan Life Insurance Company, its successors or assigns, all her interest and estate, and also her right and claim of dower of, in, or to all the singular and premises within mentioned and released.

Given under my hand and seal this 22nd day of May, 1940.

Patrick C. Fant (L.S.) Notary Public for South Carolina



Mrs. Lydia Prichard Martin