STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE TO ALL WHOM THESE PRESENTS MAY CONCERN: I. William F. Covir State of South Carolina, hereinafter spoken of as the Mortgagor, send greetings of the City of Green ville WHEREAS, we, the said Mortgagor is to THE LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, a cornoration organized and existing uncleanted to The Life & CASUALTY INSURANCE COMPANY OF TENNESSEE, a cornoration organized and No. 100 (\$8.500.00) hereinafter spoken of as the Mortgagee, in the sum of Righty-three Hyndred and No. 100 (\$8.500.00) hereinafter spoken of as the Mortgagee, in the sum of Righty-three Hyndred and No. 100 (\$8.500.00) hereinafter spoken of as the Mortgagee, in the sum of America, secured to be paid by certain folder or obligation, bearing even date nerewith, cond lawful money of the United States of America, secured to be paid by certain folder or obligation, bearing even date nerewith, cond lawful money of the Said LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, in the City of Nashyille, in the principal offices of the said LIFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, in the City of Nashyille, in the of the State of Tennessee, DOLLARS netewith, conditioned for payment at the shville, in the State of Tennessee, of the Bighty-three Hundred and No/100 (\$8,300,00) PRINCIPAL NOTE SECURED BY MORTGAGE s 8,300.00 VJanuary 5th, 194 For value received, I or we, promise to pay to THE LOFE & CASUALTY INSURANCE COMPANY OF TENNESSEE, Inc., a Tennessee corporation with principal office at Nashville, Davidson County, Tennessee, or order, negotiable/and payable without offset, at the Home Office of said Company, Nashville, Tennessee, the sum of Eighty-three Hundred and No/100 (\$8.300.00) which together with interest at the rate of five per cent per annum is payable in 240 equal monthly instalments on the 1st day of each calendar month, beginning on the 1st day of February 1942, each for the sum of Fifty four and 78/100 (\$54.78) Dollars, and each of said instalments But if default be made in the payment of any one of the said principal or interest instalments, of in any of the covenants and agreements in the mortgage hereafter mentioned to be performed by the undersigned there in that case the whole sum of both principal and interest of this note, shall, at the option of the hereafter mentioned to be performed by the undersigned there in that case the whole sum of both principal and interest of this note, shall, at the option of the contrary notwithstanding. The makers and endorsers of this note holder thereof, become due and payable at once anything hereinbefore drovided to the contrary notwithstanding. The makers and endorsers of this note hereby severally waive presentment, demand, protest and notice of dishenor, and also severally waive the benefit of their homestead or other exemptions as to hereby severally waive presentment, demand, protest and notice of dishenor, and also severally waive the benefit of their homestead or other exemptions as to hereby severally waive presentment, demand, protest and notice of dishenor, and also severally waive the benefit of their homestead or other exemptions as to hereby severally waive presentment, demand, protest and notice of dishenor, and also severally waive the benefit of their homestead or other exemptions as to hereby severally waive presentment, demand, protest and notice of dishenor, and also severally waive presentment, demand, protest and notice of dishenor, and also severally waive presentment, demand or other exemptions. reasonable attorney's fee for making such cotions. This note with interest thereon is secured by a mortgage of seen date herewith, executed by the makers hereof una COMPANY OF TENNESSEE to which reference is hereby made for the terms thereof. NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money mentioned in the said note and for the better securing the payment of the said sum of money mentioned in the said note, with interest thereon, and also for and in consideration of the sum of One Dollar in hand paid by the said Mortgagee, the eccept whereof is hereby acknowledged, has granted, bargained, fold 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: Interest calculated on the monthly decreasing balance of said prince bal sum, after I (the payment of each of the said monthly instalments; and (b) A payment on account of amortization of the orthoipal of said from. All that certain piece, parcel or tract of Jand with the buildings and improvements there Situate, lying and being on Paris Mountain, near the Caty of Greenville, in Paris Mountain Towns Greenville County, S. C., being designated as Tract No. 2 on plat of property made by S. C. Pins by Dalton & Neves, Engineers, September, 1938 and having, according to said plat, the following BEGINNING at an iron pin in line of property of H. W. Stephenson at joint corner of tract metes and bounds, to-wit:-No. 2 and 6, said pin being 80 feet South from the center of a County Road frow known as Crest-Wood Avenue), and running thence with the said Stephenson line to and across said County road A. 32-00 E. 517 feet to an iron pin; thence continuing with se (also known as Crestwood Avenue) Stephenson property N. 40-00 W. 632 cost to an iron pin joint corner of Lots No. 1 and 2; thence with the line of Lot No. 1 S. 27-30 W. 422 feet to a poplar on the West bank of a small branch, joint corner of Lots No. 1, 2, 3 and 4; thence \$ 31-00 E crossing County gold (from known as Crestwood Avenue), 640 feet to the beginning corner of This is the same property that was conveyed to the mortgefor herein by need of The People National Bank of Greenville, as Trustee, dated December 31, 1921, and recorded in the R. M. C. Office for Greenville County S. C., in Deed Book 240, at page

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 furnished by a landlord refrigerating 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, 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

PROVIDED ALWAYS, that if the said Mortgagor, his heirs, executors, administrators or assigns, shall pay unto the said Mortgagee, its successors or PROVIDED ALWAYS, that if the said Mortgagor, his heirs, executors, administrators or assigns, shall pay unto the said Mortgagee, its successors or assigns, the said sum of money mentioned in the condition of the said note or obligation at the times and in the manner therein specified, and shall comply with all other conditions of this instrument 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 be at liberty, within thirty days or thereafter, 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, 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, other proper legal proceeding being commenced for the foreclosure of the amounts due the Mortgagee, or of the solvency of the person or persons without consideration of the value of the mortgaged premises as security for the amounts due the Mortgagee, or of the solvency of the Receiver of the responsible 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 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 rents, issues and profits of the said trust as receiver, shall apply the 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 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 powers as may be deemed necessary, who after deducting all proper charges and expenses attending the execution of the said trust as receiver.