STATE OF SOUTH CAROLINA, ]	
COUNTY OF GREENVILLE.	
TO ALL WAYNER PROPERTY AND ANALYSIS OF THE PROPERTY OF THE PRO	
TO ALL WHOM THESE PRESENTS MAY CONCERN	
I , PHILIP S. JONES	
hereinafter spoken of as the Mortgagor send greeting.	
WHEREAS I PHILIP S. JONES	
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justly indebted to C. DOUGLAS WILSON & CO	a commentation auromined and emissing under the laws of the
	and the state of t
State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Seven Thousand Two Hur	ndred
	Dollars
(\$ 7,200.00 ), lawful money of the United States which shall be legal tender in payment of all debts and	dues, public and private, at the time of payment, secured to be paid by
that one	
α D <sub>0</sub> .	log Wilgon 9. Co
certain bond or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Dot	ISTES HITSUI & UU.
in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as the owner of this o	
400 NO 400 NO	
Seven Thousand Two Hundred	Dollars (\$7,200.00_)
Seven Thousand Two Hundred said interest to be paid on the 1st day of July 1947 and the with interest thereon from the date hereof at the rate of Tour per centum per annunt, said interest and principal	realter sum to be paid in installments as follows: Beginning on the 1st
with interest thereon from the date hereof at the rate of the same per centum per annual, said interest and principal	let
day of August 47, and	on theday of each month thereafter the
sum of \$43.63 to be applied on the interest and principal of said note, said payments to continue up to	o and including the 1st day
of	lst
day of July , 19 67 the aforesaid monthly payment	s of \$ 43.63 each are to be applied first to interest
or so mu	ch thereof as shall from time to time remain unpaid and the balance
at the rate of four per centum per annum on the principal sum of \$ 7,200.00 or so mu of each monthly payment shall be applied on account of principal. Said principal and interest to be paid at the par of exchange of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance	and net to the obligee, it being thereby expressly agreed that the whole
PARAGRAPH SEE: OTHER SIDE * *The Mortgagor agrees that there	shall be added to each monthly payment
- realized hereunder or under the avidence of debt secured here:	by an amount estimated by the Mortgage
required hereunder or under the evidence of debt secured herel	
to be sufficeint to enable the Mortgagee to pay, as they become	me due, all taxes, assessments, hazar
to be sufficeint to enable the Mortgagee to pay, as they become insurance, and similar charges upon the premises subject here	me due, all taxes, assessments, hazare to; any deficiency because of the in-
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motors, data-tudes, sinks, water-closets, dasins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, retrigerating plant and ice-boxes, cooking apparatus and apparatus 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 , his 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 treat 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 said 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 center 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. AND it is further covenanted and agreed that the whole of said principal sum and the interest shall become due, at the option of the said Mortgagee, upon failure of any owner of the above

described premises to comply with the requirements of any Department of the City of Greenville, South Carolina within thirty days after notice of such requirement shall have been given to the then owner of said premises by the said Mortgage, or if the said premises are not maintained in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted, and within sixty days after notice by the Mortgagee to the owner to repair said premises, the owner shall fail to put the said premises in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted. The Mortgagee shall be the sole judge as to what constitutes such state of repair or reasonable depreciation. herein provided or of any part thereof, the Mortgagee shall have