MORTGAGE OF REAL ESTATE\_GREM

STATE OF SOUTH C	TVILLE.			
	SE PRESENTS MAY CONCERN			
		I . Ralph K. Ske	elton	
nereinafter spoken of a	as the Mortgagor send greeting	æ.		
WHEREAS _	·	Ralph K. Ske	elton	
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ustly indebted to			on & Co., a corporation organized and existing	
			Hundred and No/100	
	-	a a a		
s 6400.0C	) lawful money of	<del></del>	n payment of all debts and dues, public and private, at the time of payment, s	
that one			n payment of an debts and dues, public and private, at the time of payment, s	
rtain bond or obliga	tion, bearing even date herewith,	conditioned for payment at the principal office	of the said C. Douglas Wilson & Co.,	: ,
the City of Greenvil	lle, S. C., or at such other place ei	ither within or without the State of South Care	olina, as the owner of this obligation may from time to time designate,	
				, of the sum of
Sixty-Four ( said int ith interest thereon	Hundred and No.	<b>→</b>	october 1947 and thereafter  Said interest and principal sum to be paid in installments as follows: Begin	6400 • 00 )
		November		
m of \$ 38.78	3 to be applied	d on the interest and principal of said note, said	payments to continue up to and including the first	day
. Se			alance of said principal sum to be due and payable on the	t
			aforesaid monthly payments of \$_38.78each are to be ap	
			aforesaid monthly payments of \$each are to be ap	Price mine to meering
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AND IT IS COVENANTED AND AGREED by and between the parties hercto 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 ..., 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 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 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 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 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
within thirty days after notice of such requirement shall have been given to the then owner of said premises by the said Mortgagee, 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.