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	Andrews of the Arts	
		TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in anwise incident or appertaining: AND IT IS AGREED, by and between the said parties, that all plumbing, heating and lighting fixtures and appurtenances, and all such other goods and effects as are ever furnished by a landlord in letting an unfurnished building similar to the one covered by these presents, which are or shall be attached to the said building by nails, screws, bolts, pipe connections, masonry or in any 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, excutors, administrators, successors and assigns and all persons claiming by, through, or under them, and shall be deemed to be part of the security for the indebtedness herein mentioned and to be covered by this mortgage.
		TO HAVE AND TO HOLD all and singular the said premises unto the said MORTGAGE GUARANTEE COMPANY OF AMERICA, its successors and assigns forever. And do hereby bind myself myers, executors, and administrators, to warrant and forever defend all and singular the said premises unto the
2		said MORTGAGE GUARANTEE COMPANY OF AMERICA, its successors and assigns from and against and all other persons whomsoever, lawfully claiming or to claim the same or any part thereof.
X		AND IT IS AGREED, by and between the said parties, that the said mortgagor (which expression herein shall include his, her or its successors, heirs, executors, administrators or assigns), shall and will forthwith insure the house and building on said land, and keep the same insured from loss or damage by fire in the sum of both and being the policy of insurance to the said mortgagee (which expression herein shall include his, her or its successors, executors, administrators or assigns), and in case he or they shall at any time neglect or fail to do so, then the said mortgagee
The state of the s		may cause the same to be insured in his or its own name, and reimburse himself or itself for the premium and expenses of such insurance under this mortgage. AND IT IS FURTHER AGREED, That said mortgagor shall promptly pay all taxes assessed and chargeable against said property, and in default thereof, that
		the holder of this mortgage may pay the same, and reimburse himself or itself under this mortgage. AND IT IS FURTHER AGREED, That said mortgagor shall not do suffer any act to be done in, upon or about said premises, or any part thereof, whereby
		the value of said mortgaged property shall be impaired or weakened as a security for said debt:
		PROVIDED ALWAYS, NEVERTHELESS, And it is the true intent and meaning of the parties to these presents, that if the said mortgager do and shall well and truly pay, or cause to be paid, unto the said mortgagee, the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said bond, note, or other obligation, and all insurance, premiums and taxes, then this deed of bargain and sale shall cease, determine and be utterly null and void. But in case of nonpayment of the said debt or sum of noney, with interest thereon, or any part thereof, or any part of the interest so to become due, according to the true intent and meaning of the said bond, note or other obligation, or in case the said mortgagor shall neglect or fail to pay promptly when due the taxes upon the said property, or to insure the house and building on said land and keep the same insured as aforesaid, or to observe any of the covenants and agreements herein on his part, then, upon the violation of any or all of said covenants and agreements, the whole amount of said debt, at the option of the lawful holder thereof, shall become due and collectible at once, anything hereinbefore or in a dobligation contained to the contrary notwithstanding. And upon said debt being dae
		and collectible, it shall and may be lawful for the said MORTGAGE GUARANCE COMPANY OF AMERICA, its successors and assigns, and the said MORTGAGE GUARANTEE COM-
20	\$	PANY OF AMERICA, its successors or assigns, to grant, bargain sell, release and convey the said premises, with the appurtenances, at public auction or vendue, at the door of the Court House, in the County aforesaid, to the highest bidget for cash, three weeks' previous notice of the time, place and terms of sale having been first given once a week in some newspaper published in said County, at we cho sale them, shall have the right to become purchasers of the said premises, and on such sale to make and execute to the purchaser or purchasers, his, he can then the courty assigns forever, a conveyance in fee of the said premises, freed and discharged
1	\	DANY OF AMERICA, its successors or assigns, to grant, bargain tell, release and convey the said premises, with the appurtenances, at public auction or vendue, at the door of the Court House, in the County aforesaid, to the highest bidger for cash, three weeks' previous notice of the time, place and terms of sale having been first given once a week in some newspaper published in said County, at with sale they are a conveyance in fee of the said premises, and on such sale to make and execute to the purchaser or purchasers, his, he Cor they help that assigns forever, a conveyance in fee of the said premises, freed and discharged from all equity of redemption and right of dower, and all and every other encumbrance assigns forever, a conveyance in fee of the said premises, freed and discharged from all equity of redemption and right of dower, and all and every other encumbrance assigns forever, a conveyance in fee of the said premises, freed and discharged from all equity of redemption and right of dower, and all and every other encumbrance assigns forever, a conveyance in fee of the said premises, freed and discharged from all equity of redemption and right of dower, and all and every other encumbrance assigns forever, a conveyance in fee of the said premises, freed and discharged from all equity of redemption and right of dower, and all and every other encumbrance and interest due on the said debt, and ten per cent. attorney's fees, premiums of insurance and the costs and charges of the said sale, then to hold the overplus subject the rights of the holder of any subsequent lien or encumbrance on the said premises, who may give express notice in writing of his holding the same, and if no such claims it made, hen to pay such overplus to the said mortgagor. But if the said premises of the premises. The completion of said sales by conveyance, shall entitle the purchaser of immediate possession of the premises; and any holding of the same thereafter
3		premises. The completion of said sales by conveyance, shall entite the purchaser to immediate possession of the premises; and any holding of the same thereafter
20		by the said mortgagor of other persons holding under him, shall be at tenant of the said purchaser, at a rent of dollars per month, payable monthly; and the said purchaser may at any time determine such tenancy by giving one month's notice to the party in possession, or without such notice in case at any time any rout be due and unpaid; and in either of said oxes such purchaser shall have the right to obtain possession of the said premises, as in other cases of landlord and tenant, upon the determination of a lease. In case of said by any corporation as mortgage or assignee of this mortgage, the deed shall be executed in
3/	Po	And the mortgagor by the president of said corporation, as attention in factor and transfer to the said mortgagor all of the rents, issues and profits of the said mort-
	7	gaged premises, accruing or falling due from and after the service of a summing in any action of foreclosure to which said mortgagee may be parties, and the holder of this mortgage shall be entitled to the appointment of a receiver for such rents and profits as a matter of right, without consideration of the value of the mortgaged premises as security for the amount due the mortgagee, or the solvency of any person or persons liable for the payment of such amount.
		And it is agreed, by and between the parties, that the said mortgagor, in the event of a foreclosure of this mortgage by judicial proceedings, or collection by an attorney, shall pay a reasonable sum, not less than ten per cent. upon the amount due, for attorney's fees, which shall be secured by this mortgage, and shall be included in any judgment of foreclosure recovered.
7	1	WITNESS Muf Hand and Seal this 2 nd day of fully in the year
3	}	of our bard one thousand, nine hundred and huntrily sught. Signed Scaled and Delivered in the Presence of
1	No	Signed Scaled atthe Delivered in the Aresence of Glady & Surpson (SEAL)
8	h_{i}	(SEAL)
P	1	2 / 60 3 / 2
A	7	COUNTY OF PROUNTS
2	1	BEFORE ME, Designary Searon, Notary Public of South Carolina, personally appeared of South Carol
Ø	1	and made oath that he saw the within named sometiment of saw the within the saw that saw the within the saw the saw the within the saw the
	1,0	the uses and purposes therein mentioned, and that She , with John C. princeston
B	1	witnessed the execution thereof, and subscribed their names as witnesses thereto. SWORN to and subscribed fetore me, this
4	12	day of July 1928
2	$\mathcal{N}_{\varepsilon}$	(I, S.)
J	13	The state of the s
		DOINTY OF SOUTH CAROLINA,
2		Notary Fund of South Caronna, do noted the whole to the
) \	Q	that Mrs. the wife of the within named. the wife of the within named 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 for the 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 for the 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 for the 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 for the 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 for the 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 for the 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 for the did this day appear before me, and the declare that she does freely, voluntarily and without any compulsion, dread for the did this day appear before me, and the declare that she does freely, voluntarily and without any compulsion, dread for the did this day appear before me, and the declare that she does freely, voluntarily and without any compulsion, dread for the day appear before me, and the declare that the declare
4	d	heirs and assigns all her interest and estate, and also all her right and claim of dower, or, in or to an and singular the premises within
2	1	dark of 192
8		Notary-Publik of South Carolina.
3	3	3:45- o'clock OM
1	J 6	Recorded 192 at 192 at 192