MORTGAGE OF REAL ESTATE-GREM 7

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.	
TO ALL WHOM THESE PRESENTS MAY CONCERN	
I, B. H. Barton	.0/
	• N
hereinafter spoken of as the Mortgagor send greeting.	
whereas I. B. H. Barton, am	
	P/V
justly indebted to C. Douglas Wilson & Co.,	, a corporation organized and existing under the laws of the
State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Three Thousan	d Two Hundred and No/100
	A Dollars
(\$ 3,200.00), lawful money of the United States which shall be legal tender in paymen	
$m_{\mathbf{y}}$	
certain bond or obligation, bearing even date herewith, conditioned for payment at the principal office of the sa	did MC. Douglas Wilson & Co.,
in the City of Greenville, S. C., or at such other place either within or without the State of South Carolina, as	he owner of this obligation may from time to time designate,
J. J. N.	, of the sum of
Three Thousand Two Hundred and No 100	Dollars (\$ 3,200,00)
71	rest and principal sum to be paid in installments as follows: Beginning on the 1st
T-17 1/N N	38 1st
20.00	
More	\
. /1	said principal sum to be due and payable on the 1st
day of June , 1951; the aforesaid	monthly payments of \$ each are to be applied first to interest
at the rate of 5½ per centum per annulo on the principal sum of \$3,200.00 of each monthly payment shall be applied on account of principal. Safty principal and interest to be paid at the of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water	or so much the pool as shall from time to time remain unpaid and the balance par of exchange and not to the obligee, it being thereby expressly agreed that the whole
of the said principal said seeme due after default in the partient of interest, taxes, assessments, water	rate or insurance, an inserting provided.
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NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of mon of the said sum of money mentioned in the condition of the said bond, with the interest thereon, and also for and in the condition of the said bond, with the interest thereon, and also for and in the condition of the said bond, with the interest thereon, and also for and in the condition of the said bond, with the interest thereon, and also for and in the condition of the said sum of money mentioned in the condition of the said sum of mo	Mentioned in the condition of the said bond and for the better securing the payment is consideration of the sum of One Dollar in hand paid by the said Mortgagee, the receipt

in Greenville Township, State of South Carolina, County of Greenville, on the northern side of Randall Street, in the City of Greenville, and being known and designated as a portion of Lot No. 23, section A of the property of Stone Land Company and having according to a plat of the property of Ruth E. Walker, and prepared by Dalton & Neves, Engineers, January, 1931 the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the north side of Randall Street, which pin is 283 feet from the northeastern intersection of Wilton and Randall Streets; thence N. 6-47 E. 113.8 feet more or less to an iron pin; thence S. 79-30 E., 53.25 feet to an iron pin; thence S. 6-47 W., 110.6 feet more or less to an iron pin on the north side of Randall Street; thence with said street N. 83-13 W., 53 feet to the point of beginning.

Being the same lot of land conveyed to me by Pearl E. Wiggin on May 5th, 1938 and recorded in the R. M. C.'S office for Greenville County in Deeds, Volume 203 at page 315, on May 5th, 1938.

TOGETHER with the appurtenances and all the estate and rights of the said Mortgagor in and to said premises.

legal representatives and assigns forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being

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 ever furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are not 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 me appurenances unto the said Mortgagee, its successors, legal representatives and assigns forever.

PROVIDED ALWAYS, that if the said Mortgagor , his meaning the said Mortgagee, its 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 swith 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 said orner is 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 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

Greenville described premises to comply with the requirements of any Department of the City of 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.

AND it is further covenanted and agreed by the said parties that if default be made in the payment of the indebtedness as herein provided or of any part thereof, the Mortgagee shall have power to sell the premises herein described according to law; said premises may be sold in one parcel, any provision of law to the contrary notwithstanding.