MORTGAGE OF REAL ESTATE—GREM 7	WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 14566-8-13-40
	A
STATE OF SOUTH CAROLINA,]	LED 624
COUNTY OF GREENVILLE.	CANCEL 192 42
TO ALL WHOM THESE PRESENTS MAY CONCERN	and when he had he
I , Lee K. Carroll,	SELED ANS.C.
Sell of the sell o	SATTLE BY CONT. AND THE FORM
hereinafter spoken of as the Mortgagor send greeting.	all your Deliver
WHEREAS LOO K. Carroll	o B
5-89	CONTROL OF COMMENTS
justly indebted to C. Douglas Wilson & Co.	
· · · · · · · · · · · · · · · · · · ·	red and No/100
State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Five Thousand Five Hund	
	Dollars 05
(\$ 5,500,00), lawful money of the United States which shall be legal tender in payment of all debts and dues, pu	ablic and private, at the time of payment, secured to be paid by
	<u> </u>
certain bond or obligation, bearing even date herewith, conditioned for payment at the principal office of the said C. Dougla	s Wilson & Co.,
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 obligation	may from time to time designate,
	, of the sum of
Five Thousand Five Hundred and No/100	, or the sum of
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vith interest thereon from the date hereof at the rate of four per centum per annum, said interest and principal sum to be paid in in late day of November 19 46 and on the	e paid in installments as follows: Beginning on the stallments as follows: Beginning
lstday ofNovember19 46/nd on the	18t day of each month thereafter the
sum of \$ 33.33 to be applied on the interest and principal of said note, said payments to continue up to and inc	luding the 1st day
of	ue and payable on thelst
day of, 1966; the aforesaid monthly payments of \$	33.33 each are to be applied first to interest
at the rate of forr per centum per annum on the principal sum of \$ 5.500.00 or so much thereo	f as shall from time to time remain unpaid and the balance
at the rate of per centum per annum on the principal sum of \$ 5,500.00 or so much thereo of each monthly payment shall be applied on account of principal. Said principal and interest to be paid at the par of exchange and net of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance, as her	to the obligee, it being thereby expressly agreed that the whole einafter provided. For position of paragrap
he Mortgagor agrees that there shall be added to each monthly paym	See: other side:-
the evidence of debt secured hereby an amount estimated by the Mort	ESEC 10 00 SULLICIANT TO AUGUSTA
he Mortegee to pay as they accome due, all taxes assessments haza	rd insurance, and sigilar charges
the manuface subject heretoe out deficiency because of the inst	ufficiency of such additional pay
ents shall be forthwith deposited by the Mortgagor with the Mortga ny default under this paragraph shall be deemed a default in payme	nt of taxes, assessments, hazard
my derault under this paragraph shall be deemed a delault in payme	
nsurance, or similar charges required hereunder. Now, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt and sum of money mentioned in the condition of the said sum of money mentioned in the condition of the said sum of money mentioned in the condition of the said sum of money mentioned in the condition of the said bond, with the interest thereon, and also for and in consideration of the sum whereof is hereby acknowledged, has granted bargined said conveyed and released and by these presents does grant bargain sell conveyed and released and by these presents does grant bargain sell conveyed and released and by these presents does grant bargain sell conveyed and released and by these presents does grant bargain sell conveyed and released and by these presents does grant bargain sell conveyed and released and by these presents does grant bargain sell conveyed and released and by these presents does grant bargain sell conveyed and presents and by the presents does grant bargain sell conveyed and presents and by the presents does grant bargain sell conveyed and presents and by the presents does grant bargain sell conveyed and presents and by the presents does grant bargain sell conveyed and presents and by the presents does grant bargain sell conveyed and presents and by the presents does grant bargain sell conveyed and presents and by the presents does grant bargain sell conveyed and presents and by the presents are grant by the presents are grant by the presents and presents are grant by the presents are grant by the presents and presents are grant by the grant by the presents	tion of the said bond and for the better securing the payment of One Dollar in hand paid by the said Mortgagee, the receipt
whereof is hereby acknowledged, has granted, bargained, sold, conveyed and released and by these presents does grant, bargain, sell, co legal representatives and assigns forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying	and being in Greenville Township,
reenville County, State of South Carolina, on the Southwestern sid	a of Maros Avanua and designated
s Lot #3, Block "N", of a subdivision known as Westview #2 a plat	
ffice for Greenville County in Plat Book "K" at Page 28 and having	The state of the s
	according to said plat the 10110
ng metes and bounds, courses and distances, to-wit:-	
BEGINNING at an iron pin on the Southwest side of Texas Avenu	
outheasterly direction from the Southwestern intersection of Symte	
orner of Lots #2 and 3; thence along the joint line of said lots S	. 71-0 W. 200 feet to an iron pin
ear joint corner of said lots; thence S. 22-10 E. 60 feet to an ir	on pin, rear joint corner of
ots #3 and 4: thence along the joint line of said lots N. 71-0 E.,	200 feet to an iron pin in the
ine of Texas Avenue; thence along the Southwestern side of Texas A	
oint of Beginning.	
TOTAL OF SECTION OF SE	

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 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 ____, 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 sale 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 mortgaged premises and to let 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

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 Mortgagee, or if the said premises are not maintained 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 the power 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.

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.