CATE OF SOUTH CAROLINA, DUNTY OF GREENVILLE.		1		
O ALL WHOM THESE PRESENTS MAY CONCERN		and in		
JACK A. McC	GEE	XX 170		*
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reinafter spoken of as the Mortgagor send greeting.		120	Gration or and existing finder the law	D
WHEREAS Jack A. Mc	Gee M	J.	ED OF U	50
	for the	78.	Carried Winds	
tly indebted to C. Douglas Wilson & Co	· Sel prof	li and b	rivate of payment, secured to be	c. Vs. 10 Ab
ate of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of	Seven Thouse	nd & No/100 1	LIAN COUNTY COUNTY	
the of South Carolina, hereinatter spoken of as the Mortgagee, in the sum of	DOFOII LIMMON	D	We will have	
7,000.00), lawful money of the United States whi			C. POSTA	Dollars
,,			rivate time of payment, secured to be	paid by
het one				
tain bond or obligation, bearing even date herewith, conditioned for payment	nt at the principal office of the sa	d C. Douglas Wil	son & Co.	
the City of Greenville, S. C., or at such other place either within or without	t the State of South Carolina, as th	e owner of this obligation may from t	time to time designate,	
			, of the	sum of
even Thousand & No/100 (said interest to be paid on the la			Dollars (\$ 7,000	.00)
th interest thereon from the date hereof at the rate of four (4%)	ber centum per annum said inter	est and principal sum to be paid in i	installments as follows: Beginning on the	:
			day of each month therea	
Santamban	, 1907, and the balance of	said principal sum to be due and pay	able on the lst	
of September	, 19 6'/; the aforesaid	monthly payments of \$ 42.42	each are to be applied first to	interest
the rate of Four (4%) per centum per annum on the principal each monthly payment shall be applied on account of principal. Said principal	al sum of \$ 7,000.00 cipal and interest to be paid at the	par of exchange and net to the oblig	from time to time remain unpaid and the gee, it being thereby expressly agreed that the	balance he whole
ARAGRAPH -See: other side The ayment required hereunder or under he Mortgagee to be sufficient to en seesments, hazard insurance, and such because of the insufficiency of	Mortgagor agree the evidence of able the Mortgag imilar charges u such additional	s that there shall debt secured here ee to pay, as the point the premises navments shall b	to added to each me by an amount estimate y become due, all tare subject hereto; any a forthwith deposite	onth ced b xes, def
the rate of four (4%) per centum per annum on the principal each monthly payment shall be applied on account of principal. Said principal the said principal sum shall become due after default in the payment of ARAGRAPH -See: other side The ayment required hereunder or under the Mortgagee to be sufficient to en assessments, hazard insurance, and such because of the insufficiency of the Mortgagor with the ortgagee upo hall be deemed a default in payment equired hereunder.	Mortgagor agree the evidence of able the Mortgag imilar charges u such additional on demand by the	s that there shall debt secured here ee to pay, as the pone the premises payments shall b Mortgagee. Any d	the added to each me by an amount estimate y become due, all take subject hereto; any se forthwith deposite lefault under this particular.	onth ced b xes, def d by regr
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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 _____, 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 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 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

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