MORTGAGE OF REAL ESTATE—GREM 7

STATE OF SOUTH CAROLINA,		*
COUNTY OF GREENVILLE.		
TO ALL WHOM THESE PRESE	NTS MAY CONCERN	
	I , Arthur W. Taylor	
	A MAN AS	
45. 16. 16.	in the second se	
hereinafter spoken of as the Mortgo		
WHEREAS	I , Arthur W. Taylor, am	•
	N. V.	-
justly indebted to	C. Douglas Wilson & Co., W g   a corporation organized and wishing under the laws of Applications of the contraction of	7
	, a corporation organized apprehisting and the second seco	
State of South Carolina, hereinafter	spoken of as the Mortgagee, in the sum of Eighty-Seven Mundred Fifty & No/100 - Out 133 Dollars	
	Dollars), lawful money of the United States which shall be legal tender in payment of all debts and dues, public and rivated at the ripe of Payment secured to be paid by	ļ
(s. 8.750.00	). lawful money of the United States which shall be legal tender in payment of all debts and dues, public and vivaled at the privaled at th	. [
that one	MAN ST OCH	.
V	C. Douglas Wilson MCO.	
	even date herewith, conditioned for payment at the principal office of the said C. Douglas Wilson & Co.	ļ
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	
Fightv-Seven Mun	ired Fifty & No/100 Dollars (\$ 8,750.00 )	-
	be paid on the 1st day of Sep tember 1947 and thereafter hereof at the rate of per centum per annum said interest and principal sum to be paid in installments as follows: Beginning on the	
lst	day of	
sum of \$ 53.02	to be applied on the interest and principal of said note, said payments to continue up to and including the	
of August	, 19 6.7 and the balance of said principal sum to be due and payable on the lst	
V1		
day of Sept	pmber	,
at the rate of four	per centum per annum on the principal sum of \$8,750.00 or so much thereof as shall from time to time remain unpaid and the balance of a scount of principal. Said principal and interest to be paid at the par of exchange and net to the obligee, it being thereby expressly agreed that the whole ome due after default in the payment of interest, taxes, assessments, water rate or insurance, as hereinafter provided. For position of	
paragraph - See:	other side The Mortgagor agrees that there shall be added to each monthly	•
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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 referred to, which 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 successors, 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 trents 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 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, 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 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.