MORTGAGE OF REAL ESTATE—GREM 7

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.		and the second of the second o
TO ALL WHOM THESE PRESENTS MAY CONCERN	7 11	
CLARENCE P. KELLETT	LINE TO THE	
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hereinafter spoken of as the Mortgagor send greeting.	way many	A RECURE
WHEREAS I , Clarence P. Kellett	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Will Comment of the C
70	N Na D	THE COMPANY OF SAME
justly indebted to C. Douglas Wilson & Co.,	, a corporation	a organization and the might be a made the many could be a man
State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Seven Th	ousand Fifty & no/100 2 -	NI OF THE WOLL NO. Pollers
	SACTE LE	GREET Secured to be naid by
(\$ 7.050.00 ), lawful money of the United States which shall be legal tender	r in payment of all debts and dues, public and	to the arme of parament, secured to be paid by
that one	C. Deserted William	Will Co.
certain bond or obligation, bearing even date herewith, conditioned for payment at the principal of	ce of the said C. Douglas wifes	
in the City of Greenville, S. C., or at such other place either within or without the State of South 6	arolina, as the owner of this obligation may from time t	to time designate,
* * * * * * *		7 -050 •00 \
Seven Thousand Fifty & no/100	d the balance of said principal sum to be due and payable on the 18t	
lst day of October	1947, and on the 18	day of each month thereafter the
sum of \$ 42.72 to be applied on the interest and principal of said note,	said payments to continue up to and including the	
of August , 19 67, and	ne balance of said principal sum to be due and payable	on the 185
day of September , 19.67,	the aforesaid monthly payments of \$ 42.72	-
Pour		time to time remain unnaid and the balance
at the rate of per centum per annum on the principal sum of 5	or so much thereof as shall from the paid at the par of exchange and net to the obligee.	it being thereby expressly agreed that the whole
at the rate of four per centum per annum on the principal sum of \$ 7 of each monthly payment shall be applied on account of principal. Said principal and interest to of the said principal sum shall become due after default in the payment of interest, taxes, asse	or so much thereof as shall from the paid at the par of exchange and net to the obligee, sments, water rate or insurance, as hereinafter provide the crees that there shall be	it being thereby expressly agreed that the whole id. For position of added to each month!
paragraph See: other side The Mortgagor	Stabt coursed haraby	an amount extimated by
paragraph See: other side The mortgagor payment required hereunder or under the eviden the Mortgagee to be sufficient to enable the M	ce of debt secured hereby ortgagee to pay, as they b	an amount extimated by become due, all taxes, bleck hereto: any defi
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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 appurtenances, 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, motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures an unifurnished 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 shall be deemed to be a portion of the 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 Mortgager 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 ceeding being commenced for the foreclosure of this mortgage, 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 notice to any party, of a Receiver of the rents, issues and profits of the said premises attending the execution of the said trust as Receiver, shall apply the residue of the said rents and profits are payment and satisfaction of the amount remaining secured hereby, or to any deficiency which may exist after applying the proceeds of the said of the said premises to the payment of said due, including interest and the costs and a reasonable attornery'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 due, including interest and the costs and a reasonable attornery'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 due, including interest and the costs and a reasonable attornery'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 mortgage, its successors or assigns, who shall have the right forthwith after any such default or 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 t

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 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.