MORTGAGE OF REAL ESTATE_GREM

TO ALL WHOM THESE PRES	SENIS MAI CONCERN		And the second s	
a	I , Walter S. Bly	he, Jr.		
hereinafter spoken of as the Mo	ortgagor send greeting.			
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. **			, a corporation organized and existing under the laws	
itate of South Carolina, herein			% No/100	
s 7,200.00		,	public and private, at the time of payment, secured to be pa	
het one			<u> </u>	
ertain bond or obligation, bea	ring even date herewith, conditioned for payment	at the principal office of the said	.Douglas Wilson & Co.,	`
n the City of Greenville, S. C.	or at such other place either within or without t	e State of South Carolina, as the owner of this oblig	ration may from time to time designate,	
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Seventy-Two Eur said interest with interest thereon from the	ndred & No/100 t to be paid on the 1st	day of October, 1947 and	thereafter said to be paid in installments as follows: Beginning on the	.00,
			eday of each month thereaft	
		cipal of said note, said payments to continue up to an		day
			be due and payable on the lst	
ay of	October		\$each are to be applied first to in	terest
PARAGRAPH - SET payment require the Mortgagee	F: OTHER SIDE The Med of hereunder or under to be sufficient to ens	rtgagor agrees that ther e evidence of debt secur- le the Mortgagee to pay,	nereof as shall from time to time remain unpaid and the benefit to the obligee, it being thereby expressly agreed that the shereinafter provided. NOTE * FOR POSITE of the position of the probability of the position of the	thly by s,as
PARAGRAPH - SET cayment require the Mortgages essments, haza pecause of the Lortgager with the deemed a december. NOW, KNOW ALL M of the said sum of money mentiful the said sum of money	F: OTHER SIDE The Med hereunder or under to be sufficient to energy of insurance, and simple insufficiency of such the Mortgagee upon demonstration of the said Mortgagor in consideration of the condition of the said bond, with the in one of the condition of the said bond, with the in some of the condition of the said bond, with the in some of the condition of the said bond, with the in some of the condition of the said bond, with the in some of the condition of the said bond, with the in some of the condition of the said bond, with the in some of the condition of the said bond, with the in some of the condition of the said bond, with the in some of the condition of the said bond, with the in some of the condition of the said bond, with the in some of the condition of the said bond, with the in said bond, with the in said bond, and the condition of the said bond, with the in said bond, with the said bond, and the condition of the said bond, with the in said bond, and the condition of the said bond, with the in said bond, and the condition of the said bond, with the in said bond, with the in said bond, and the condition of the said bond, with the in said bond, with the in said bond, with the in said bond, and the condition of the said bond, with the in said bond, with the s	rtgagor agrees that there evidence of debt securities the Mortgages to pay, lar charges upon the presiditional payments shall and by the Mortgages. And s, assessments, hazard is the said debt and sum of money mentioned in the cerest and by these presents does grant, bargain, selent the buildings and improvements thereon, situate, let the buildings and improvements thereon, situate, let the said debt and sum of money mentioned in the cerest and by these presents does grant, bargain, selent the buildings and improvements thereon, situate, let	e shall be edded to each monted hereby an amount estimated as they become due, all taxemises subject hereto; any def be forthwith depostied by they default under this paragrammsurance, or similar charges ondition of the said bond and for the better securing the passum of One Dollar in hand paid by the said Mortgagee, the rough in the said Mortgage and to its successing and being near the City of Grant as the content of the said mortgage and the said successing and being near the city of Grant successing and being near the city of Grant successions.	chly chly cs,asc cicie ch she requ: yment eccipt essors, ceenv
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ARAGRAPH - SET A S	F: OTHER SIDE The Med hereunder or under the definition of the sufficient to energy of insurance, and simplification of such the Mortgages upon demonstration of the Mortgages upon demonstration of the said Mortgages upon demons forever, all that parcel, piece or lot of land work of Greenville, State of the tand Henrietta Avenues and Henrietta Avenues of the following meters of the following meters the said iron pin at the sate an iron pin at the sate and iron pin at the sate of the Southern side of Henrietta Avenues at an iron pin at the sate of the	rtgagor agrees that there e vidence of debt securite the Mortgagee to pay, lar charges upon the present dditional payments shall and by the Mortgagee. Ames, assessments, hazard is the said debt and sum of money mentioned in the crest thereon, and also for and in consideration of the leased and by these presents does grant, bargain, self the buildings and improvements thereon, situate, is South Carolina, located and designated as Parcel nown as Augusta Road Range County in Plat Book M. at 1 & Pickell, June 27, 194 and bounds, courses and Southwestern intersection 3 feet to an iron pin in fietta Avenue S. 38-18 W. along the joint line of sels "A" and "B"; thence is	e shall be edded to each monted hereby an amount estimated as they become due, all taxed mises subject hereto; any def be forthwith depostied by they default under this paragrammsurance, or similar charges on dition of the said bond and for the better securing the paragrammsurance, or similar charges of the control of the said bond and for the better securing the paragrammsurance, or similar charges and to its successful to the said Mortgagee and to its successful to the Southwestern intersect at the Southwestern intersect to the said make the line of which is recorded in said office in distances, to-wit: In of Long Will Street and Hentel the line of Henrietta Avenue and lots S. 8-53 E. 143.5 feat along the joint line of said	chly by es, as icie ne h sh requ yment eccipt essors, cenv ion none orded ng t n Pl nriet et t perc
ARAGRAPH - SET of the Mortgage of the Mortgager with the deemed a decided hereunder. Now, know All Mortgager with the said sum of money mentivered is hereby acknowledgeal representatives and assign the County of the Said sum of lot No. In the R.M.C. is a recent survey. Book R, at Page BEGINNING thence along the corner of lots in iron pin, respectively.	F: OTHER SIDE The Med hereunder or under the definition of the sufficient to energy of insurance, and simplification of such the Mortgages upon demonstration of the Mortgages upon demonstration of the said Mortgager in consideration of the said Mort	rtgagor agrees that there e vidence of debt securite the Mortgagee to pay, lar charges upon the present distinctional payments shall and by the Mortgagee. Ames, assessments, hazard is the said debt and sum of money mentioned in the crest thereon, and also for and in consideration of the leased and by these presents does grant, bargain, select the buildings and improvements thereon, situate, is South Corolina, located and designated as Parcellanown as Augusta Road Range County in Plat Book M. at 2 & Pickell, June 27, 194 and bounds, courses and Southwestern intersection 3 feet to an iron pin in the sietta Avenue S. 38-18 W. along the joint line of sels "A" and "B"; thence in the line of Long Hill	e shall be edded to each monted hereby an amount estimated as they become due, all taxed mises subject hereto; any def be forthwith depostied by they default under this paragrammsurance, or similar charges ondition of the said bond and for the better securing the parsum of One Dollar in hand paid by the said Mortgagee, the little of the Southwestern intersect at the Southwestern intersect at the Southwestern intersect the last a Plat of which is recorded in said office in distances, to-wit: In of Long Will Street and Here the line of Henrietta Avenue and lots S. 8-53 E. 143.5 female they are the said lots S. 8-53 E. 143.5 female they are they are the said lots S. 8-53 E. 143.5 female they are th	thly thy thy thy thy thy thy thy thy thy th
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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 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. 15 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 said 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

Greenville, South Carolina described premises to comply with the requirements of any Department of the City of Green Unit of 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.