MORTGAGE OF REAL ESTATE—GREM

| O ALL WHOM THESE PRESENT | | | | • | | |
|--|--|--|--|--|--|--|
| | <u>I</u> | . Ervin W. Rob | ertson and Vera V. | Robertso | n, | |
| ereinafter spoken of as the Mortgag | gor send greeting. | | · | | | |
| whereas I | | Ervin W. Rob | ertson and Vera V. | Robertso | n , are | |
| | | , | | | | |
| stly indebted to C • Dou | uglas Wilson 8 | & Co., | | , a corporation of | organized and existing und | er the laws of the |
| ate of South Carolina, hereinafter | spoken of as the Mortgagee, | in the sum of Ninet | y-Three Hundred & | No/100 - | | |
| | | | · | | | Dollars |
| 9,300.00 |), lawful money of the Un | ited States which shall be legal tend | er in payment of all debts and dues, pu | blic and private, at | the time of payment, secu | red to be paid by |
| that one | * | | | | | · |
| rtain bond or obligation, bearing | even date herewith, condition | ned for payment at the principal of | ffice of the said C . Dc | uglas Wil | son & Co., | |
| the City of Greenville, S. C., or a | at such other place either wit | thin or without the State of South (| Carolina, as the owner of this obligation | on may from time to | time designate, | |
| | | | | | | |
| Ninety-Three fur (said interest | ndred & No/100 tobe paid on | the lat day of 0 | atohen 1017 and th | encoften | Dollars (\$_8 | ,300.00, |
| the second secon | m v | | ctober 1947 and thum, aid interest and principal sum to | | | |
| · | | · · | 147, and on the | | | |
| m of \$ 56.35 | to be applied on the | interest and principal of said note, | said payments to continue up to and in | cluding the | lst | day |
| October | | , 1967, and t | he balance of said principal sum to be d | ue and payable on th | ne ls t | · · · · · · · · · · · · · · · · · · · |
| | | | the aforesaid monthly payments of \$ | 56 •3 5 | each are to be applied | ed first to interest |
| the rate of four | per centum per annum | on the principal sum of \$ 9.3 | 00 00 or so much there | of as shall from tin | ne to time remain unpaid | and the balance |
| RAGRAPH - See: ayment required ortgages to be s azard insurance, | other side - hereunder or sufficient to and similar | under the eviden enable the Mortg charges upon the | or so much there be paid at the par of exchange and net sments, water rate or insurance, as he gagor agrees that ce of debt secured ages to pay, as the premises subject shall be forthwith | there sha hereby a ey b ecome hereto; a | ll be added n amount est due, all ta | to each mo imated by xes,assess y because |
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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 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 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 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.