

MORTGAGE OF REAL ESTATE

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 62577

STATE OF SOUTH CAROLINA

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN

hereinafter spoken of as the Mortgagor, send greeting

WHEREAS I, Harriett W. Goodman

justly indebted to the South Carolina Security Company

existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of

Forty Seven Hundred & Fifty Dollars (\$4,750.00) lawfully money of the United States of America, secured to be paid by any certain bond or obligation, bearing even date herewith, conditioned for the payment at the principal office of the said South Carolina Security Company

in the City of Greenville, South Carolina, 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 Forty Seven Hundred & Fifty Dollars (\$4,750.00)

One Hundred Forty Five (\$145.00) Dollars on the first day of March, 1931, and a like amount semi-annually on the first days of every September and March thereafter until and including March 1st, 1945, and the balance of the principal then remaining unpaid on September 1st, 1945.

and also interest upon said principal sum to be computed from the day of the date hereof, at and after the rate of six per centum per annum payable semi-annually on the first days of every September and March from and after the date hereof until

the aforesaid principal sum shall be fully paid, said principal and interest to be paid at the par of exchange and yet to the obligee, it being thereby expressly agreed that the whole of the said principal sum shall become due after default in the payment of interest, taxes, assessments, water rate or insurance, as hereinafter provided. The obligee may call for gold coin of present standard of weight and fineness, in which case obligor shall make payment in same.

NOW KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money mentioned in the condition of the said bond and for the better securing the payment of the said sum of money mentioned in the condition of the said bond, with the interest thereon and also for and in consideration of the sum of one dollar in and paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, conveyed and released and by these presents does grant, bargain, sell, convey and release unto the said Mortgagee and to its successors, legal representatives and assigns forever, all that parcel, piece or lot of land with the buildings and improvements thereon, situate, lying and being

in the City of Greenville, State and County aforesaid, on the North side of Croft Street, known and designated as the Western one-half of Lot No. 44 Sec. B, according to a plat of the property of Stone Land Company, recorded in the R. M. C. Office for Greenville County in Plat Book "A", at pages 337-346, and having according to the said plat the following courses and distances, to-wit:

Beginning at an iron pin 100 feet East of the Northeast intersection of Croft and Townes Streets, joint corner of lots Nos. 42 and 44, and running thence along the North side of West Croft Street, S. 83-13 E. 50 feet to an iron pin; thence N. 1-41 E. 200 feet to an iron pin in the line of an Alley; thence along the Southern side of said Alley, N. 83-13 E. 50 feet to an iron pin, rear joint corner of lots Nos. 42 and 44; thence along the joint line of said lots, S. 1-41 W. 200 feet to an iron pin, the point of beginning, being the same lot of land conveyed to me by E. E. Stone, by deed recorded in said office in Deeds Volume 143, at page 208.

State of South Carolina
County of Greenville

For value received, South Carolina Security Company hereby assigns, transfers and sets over to Metropolitan Life Insurance Company, the within mortgage and the note which the same secures without recourse.

Dated this 28th day of August 1930

In the presence of:

Florine Wrenn
J. L. Newman

South Carolina Security Company (L.S.)
By C. M. Haynes
Treasurer.

Assignment recorded this the 28th day of August 1930 at 2:45 P. M.

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, 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, terminate and be void.

AND the said Mortgagee, its successors, legal representatives or assigns, shall also be at liberty, immediately after any such default upon 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, and 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 and satisfaction 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 assigned to the said Mortgagee, its successors or assigns, in the payment of said principal and interest, or any tax, assessment, water rate, or insurance, 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 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.

Mortgage of \$4,750.00 to South Carolina Security Company, dated August 28th, 1930. Recorded in Book 209 page 90. Metrop. Life Insurance Co. as above stated. This cancellation is witnessed by S. M. Vice, Secretary and Metropolitan Life Insurance Co. and its Vice, Secretary. Received for satisfaction in full of the principal sum of \$4,750.00 and interest thereon of said mortgage and seal of Metropolitan Life Insurance Co. dated October 19, 1936. Witnessed by S. M. Vice, Secretary and Metropolitan Life Insurance Co. and its Vice, Secretary. Received for satisfaction in full of the principal sum of \$145.00 and interest thereon of said mortgage and seal of Metropolitan Life Insurance Co. dated October 19, 1936. Witnessed by S. M. Vice, Secretary and Metropolitan Life Insurance Co. and its Vice, Secretary.



March 30, 1937