

PROVINCE JAMES O. MARTIN - GREENVILLE 23959

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Thomas O. Parfield,

hereinafter spoken of as the Mortgagor, send greeting.

WHEREAS I, Thomas O. Parfield,

am justly indebted to the South Carolina Security Company, a Corporation organized and existing under the laws of the State of South Carolina, hereinafter spoken of as the Mortgagee, in the sum of Three Thousand Five Hundred Dollars

(\$3,500.00), lawful money of the United States of America, secured to me by a note bearing even date herewith, conditioned for payment at the principal office of the said South Carolina Security Company, the City of Greenville, South Carolina, or at such other place as may be designated by the Mortgagee without the State of South Carolina as the owner of this obligation may from time to time designate, of the sum of Three Thousand Five Hundred (\$3,500.00) Dollars, payable as follows:

One Hundred Five (\$105.00) dollars on the first day of September 1931 and a like amount semi-annually on the first days of every March and September thereafter until and including September 1, 1945, and the balance of the principal remaining unpaid on March 1, 1946.

and also interest upon said principal sum to be computed from the day of the date hereof, at and after the rate of 6 per centum per annum, payable semi-annually on the first days of every March and September from and after the date hereof until the principal sum shall be fully paid, said principal and interest to be paid in legal tender of the United States of America, 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 obligor may call for gold coin of present standard of weight and fineness, in which case obligor shall make payment in same.

NO. KNOW ALL MEN, that the said Mortgagee, in consideration of the full and complete payment of the sum of One Dollar in hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, conveyed and released, and by these presents does grant, convey, release 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 situated lying and being

In the Township, City and County of Greenville, State of South Carolina, on the east side of Grove Road and designated as Lot No. 65 of a subdivision known as Cherokee Park a plat thereof is recorded in the R. M. O. Office in Greenville County in Plat Book "C", at page 96, and having according to said plat the following courses and distances, to-wit: Beginning at a stake on the east side of Grove Road 126 feet 3 inches from the southeastern intersection of Grove and Cateches roads, joint corner of Lots Nos. 65 and 67 and running thence along the eastern side of Grove Road S. 18° 46' W., 60 feet 3 inches to a stake, joint corner of Lots Nos. 64 and 65; thence along the joint line of said lots S. 62° 32' E., 183 feet to a stake in the line of a 15 foot alley, thence along the western side of said alley N. 27-28 E., 60 feet to an iron pin, joint corner of Lots Nos. 65 and 66 running thence along the rear of Lot No. 66 and the southern side of Lot No. 65, 202 feet 5 inches to a stake in the line of Grove road, the point of beginning. Being the same lot of land conveyed to me by American Building and Loan Association of Greenville, dated December 23, 1929, and recorded in said office in Vol. 121, at page 189.

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 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 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 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 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 sale 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.

Mortgage recorded to South Carolina Security Company recorded Book 230 Page 91

Mortgage Satisfaction (South Carolina) State of South Carolina, County of Greenville.

Metropolitan Life Insurance Company
Date December 23, 1930.
This mortgage was assigned to Metropolitan Life Insurance Company, December 23, 1930, recorded December 29, 1930 in Book 230, page 91 above re corp.
The Register of Deeds hereby authorized to cancel this cancellation on January 11th 1943.
Metropolitan Life Insurance Company
By T. B. Graham, President
L. S. Jarrell, Secretary

Received satisfaction of the mortgage for Greenville County, South Carolina, the records of said County.
Witness the hand and seal of the said Metropolitan Life Insurance Company of March, 1943.
In the presence of
Albert B. Gerrity,
Charles T. Hart
State of New York,
County of New York,
Personally appeared
saw the copypaste seal
foregoing instrument,
L. S. Jarrell, as witness,
sign and seal the
thereof as the act
sworn to before me
11th day of March 1943
William C. [unclear]
My Commission Expires [unclear]
William C. M. [unclear]
Notary Public, Greenville County,
Sons Co, Clerk, No. 115
N. Y. Co. Clerk No. 115
Commission Expires [unclear]

Metropolitan Life Insurance Company
By T. B. Graham, President
L. S. Jarrell, Secretary
B. Gerrity, who, being duly sworn, says that he is the President of Metropolitan Life Insurance Company, of fixed to the said Metropolitan Life Insurance Company, President, and saw T. B. Graham, Secretary, and the said Metropolitan Life Insurance Company, with Charles T. Hart, witnessed the execution of the said Metropolitan Life Insurance Company.

Albert B. Gerrity

MAILED AND CANCELLED OF
MARCH 23 DAY OF March 1943
Ollie J. [unclear]
CLERK GREENVILLE COUNTY, S. C.
5:20 O'CLOCK
2896

