

PROVENCE, JARRARD & MARTIN—GREENVILLE 23050

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

George N. Jackson and Ada M. Jackson, his wife
this mortgage page 105

hereinafter spoken of as the Mortgagor... send greeting.

WHEREAS *George N. Jackson and Ada M. Jackson, his wife*, are

justly indebted to the *Metropolitan Life Insurance 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

Four Thousand and no/100

(\$ *4,000.00*), lawful money of the United States of America, secured to be paid by certain bond or obligation, bearing even date herewith, with, conditions for 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 *Four Thousand and no/100*

Dollars (\$ *4,000.00*) payable as follows:

The sum of Forty and no/100 (\$ 4000) Dollars on the first day of each month beginning with June 1, 1937, up to and including August 1, 1948, the balance then due to be payable September 1, 1948; such such monthly payments shall be applied first to the payment of interest, and any balance of such monthly payment remaining after the payment of such interest shall be applied in reduction of the principal hereof, the said interest to be computed from the date hereof at the rate of Six (6%) per cent per annum; and when the principal hereof is reduced to the amount of \$3,250.00, the interest rate will be reduced to five and one-half (5 1/2%) per cent, but said reduction in the interest rate shall not in any wise or in any manner affect any of the other terms or any of the other covenants hereof. The mortgagor shall have the privilege of making additional principal payments of Five Hundred and no/100 (\$500.00) Dollars or multiples thereof on one regular payment date annually.

payable semi-annually on the first days of each... until the aforesaid principal sum shall be fully paid, said principal and interest to be paid at the par of exchange and net 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 hand paid by the said Mortgagee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, 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 of South Carolina, on the north side of East Avenue and known and designated as Lot No. 36, according to the plat of the property of H. P. McKee, recorded in the R. M. S. office for Greenville County in Plat Book 3, at Page 36, and having according to his recent survey thereof made by Dalton & Neves, Engineers, May, 1930, the following metes and bounds to-wit:

Beginning at an iron pin on the north side of East Avenue, joint corner of Lots Nos. 35 and 36, which point is 335 feet from the northwest intersection of East Avenue and Park Avenue and running thence along the northern side of East Avenue, S. 80-15 W. 60 feet to an iron pin; thence N. 11-30 W. 200 feet to an iron pin; thence N. 80-15 E. 60 feet to an iron pin, joint corner of Lots nos. 35 and 36; thence along the joint line of said lots, S. 11-30 E. 200 feet to the point of beginning. Being the same lot of land conveyed to May B. Todd by Wm. H. Austin by deed dated January 31, 1924, and recorded in the R. M. S. office for Greenville County in Deeds Vol. 72, page 276.

Being the same premises conveyed to George N. Jackson and Ada M. Jackson, his wife, by the Metropolitan Life Insurance Company, by deed, bearing even date herewith and this mortgage deed is given to secure a part of the purchase price thereof.

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... their 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 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.