

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN.

I, H. B. GOSNELL, in the State aforesaid, SENDS GREETING:

WHEREAS, I the said H. B. Gosnell in and by my certain note of even date am well and truly indebted to V. M. Drummond in the full and just sum of One Hundred Forty and No/100 (140) Dollars to be paid Twenty (\$20) Dollars a month beginning Sept. 27th, 1941 and continuing on 27th of each month until paid with interest thereon from date at the rate of six per cent. per annum, to be computed and paid monthly on unpaid balances of principal, until paid in full, all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon, and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent, in case of suit or collection by or through an attorney, which, in addition to said debt, is hereby secured and made a lien on the premises, as in and by the said note or obligation and condition thereof, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of said note or obligation, and, also, in consideration of the further sum of Three Dollars, to me the said mortgagor, in hand, well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged I, the said mortgagor Have Granted, Bargained, Sold and Released, and by these presents do Grant, Bargain, Sell and Release unto the said mortgagee:

All that certain tract or parcel of land located, lying and being in Saluda Township in the County of Greenville and in the State of South Carolina and in School District No. 15-A, containing Eighty Five (85) Acres, more or less, bounded now or formerly by lands of J. H. Goodwin, Gosnell and others and being one of the tracts conveyed V. M. Drummond, the mortgagee herein, by deed recorded in Deed Book 226 at page 16 in the R. M. C. Office for Greenville County, South Carolina, and being the same tract conveyed me by said V. M. Drummond, the mortgagee herein, this mortgage being given to secure the balance of the purchase price thereof.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said mortgagee, her heirs, successors, administrators, executors and assigns forever. And I, the said mortgagor, do hereby bind myself, Heirs, Successors, executors and Administrators and Assigns, to warrant and forever defend all and singular the said premises unto the said mortgagee, her Heirs, Administrators, Executors, Successors and Assigns, from and against me and my Heirs, Executors, Successors, Administrators and Assigns, and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

And, the said mortgagor, his Heirs, Successors, Executors, Administrators and Assigns hereby specifically agree and covenant to do and perform the following acts and to comply with the following conditions:

1. To pay all taxes, charges, public rates or assessments on the above described property, as and when due, and before any of them become delinquent.
2. To make or permit ^{no}waste, alteration or removals of any improvements, now or hereafter on the said property without the mortgagee's written consent.
3. To insure the house and buildings now or hereafter erected on the said lot or lots in the sum of not less than _____ Dollars, and to pay for the said insurance, and keep the same insured from loss or damage by fire, and in such other forms of insurance as may be required by the mortgagee, and assigns the Policy of Insurance to the said mortgagee.
4. To pay the said debt or sum or sums of money as provided in said note or obligation and in this mortgage, with interest thereon, according to the true intent and meaning of the said note or obligation and this mortgage, together with all costs and expenses which the said mortgagee shall incur, including attorney's fees chargeable to the above described mortgaged premises for collecting the same by demand of attorney or by legal proceedings.

And upon default in the payment of any of the principal of said debt, or of any interest thereon, at the time the same is due; or upon default in the payment of any and all sums of money provided to be paid by the said mortgagor, his Heirs, Successors, Executors, Administrators, or Assigns under the agreements and covenants of this mortgage, or any of them, the said mortgagee or its successors or assigns, shall have the right to pay the same, or any part thereof, or to have or cause the said property to be insured in its name, and pay for the same and any and all sums so paid by the said mortgagee shall stand secured by this mortgage and bear interest from the date of payment until repaid at the rate of seven per cent per annum; and the said mortgagee shall have the option to treat the entire indebtedness secured hereby as due and to foreclose this mortgage.