

MORTGAGE OF REAL ESTATE

And it is further agreed and covenanted between the said parties that in case the debt secured by this Mortgage or any part thereof is collected by suit or action or this Mortgage is foreclosed, or be put into the hands of any Attorney for collection, suit, action or foreclosure, the said Mortgagor shall be chargeable with all costs of collection, including ten per cent of the principal and interest on the amount involved as attorney's fees, which shall be due and payable at once, which charge and fees, together with all costs and expenses, are hereby secured and may be recovered in any suit or action hereupon or hereunder.

It is further agreed that as a further security for the payment of the Note or Obligations, for the performance of all the terms of said note and all the conditions and covenants of this mortgage, that the Mortgagor hereby assign, set over and transfer to the Mortgagee, all of the rents and income of the Premises herein described for each and every year that the same remains unpaid, after default, together with all rights and remedies for enforcing collection of same; and that upon filing suit for foreclosure, or at any time thereafter, the Mortgagee, shall be entitled to have a receiver appointed to take charge of the Premises and said goods and chattels herein described, together with all the rents, profits, crops and proceeds arising therefrom during such litigation, and to hold the same subject to the orders and the direction of the Court in which the action is begun.

WITNESS its Hand and Seal, this 16th day of October, in the year of our Lord one thousand nine hundred and forty-four and in the one hundred and sixty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

A. C. Mann
Charlotte Stevenson



C. G. GUNTER, INC. A CORPORATION (L.S.)
By: C. G. Gunter
President
Jean G. Arnau
Secretary

THE STATE OF SOUTH CAROLINA)
GREENVILLE COUNTY)

Personally Appeared before me Charlotte Stevenson and made oath that she saw the within named C. G. Gunter, Inc., a corporation, by C. G. Gunter, President, and Jean G. Arnau, Secretary, sign, seal and as its Act or Deed, deliver the within written Deed; and that she with A. C. Mann witnessed the execution thereof.

Sworn to before me, this 16th day of October A.D. 1944.

(Seal)

A. C. Mann



Notary Public for South Carolina

Charlotte Stevenson

Recorded October 28th, 1944 at 9:30 A.M. #11440