

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 James M. Richardson and his Heirs and Assigns forever. And

do hereby bind James M. Richardson and his Heirs, Executors and Administrators to warrant and forever defend, all and singular, the said premises unto the said

Heirs and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than 1000 Dollars (in a company or companies satisfactory to the mortgagee), and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee, and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in his name, and reimburse

for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, hereby assign the rents and profits of the above described premises to said mortgagee, or Heirs, Executors, Administrators or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, cost or expenses; without liability to account for any thing more than the rents and profits actually collected.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if the said mortgagor do and shall well and truly pay, or cause to be paid, unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that the said mortgagor to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my hand and seal, this 10 day of June in the year of our Lord one thousand nine hundred and fourteen and in the one hundred and forty third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

John M. Ross
Arthur S. Agnew

J. L. Ballenger (L. S.)

(L. S.)

THE STATE OF SOUTH CAROLINA, }
Greenville COUNTY. }

MORTGAGE OF REAL ESTATE.

Personally appeared before me Arthur S. Agnew and made oath that he saw the within named J. L. Ballenger

sign, seal, and as his act and deed, deliver the within written Deed; and that John M. Ross he, with John M. Ross witnessed the execution thereof.

SWORN to before me this 10th day of June A. D. 1919
John M. Ross (SEAL.)
Notary Public for South Carolina

Arthur S. Agnew

THE STATE OF SOUTH CAROLINA, }
Greenville COUNTY. }

RENUNCIATION OF DOWER.

I, John M. Ross, Notary Public for S.C. do hereby certify unto all whom it may concern, that Mrs. Mattie Ballenger wife of the within named J. L. Ballenger did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named James M. Richardson his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower, of, in, or to, all and singular, the Premises within mentioned and released.

GIVEN under my hand and seal, this 10th day of June A. D. 1919
John M. Ross (L. S.)
Notary Public for South Carolina

Mattie Ballenger

Recorded for June 27th 1919