

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 Alvin W. Foster, Trustee his successors Heirs and Assigns forever. And we hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend, all and singular, the said premises unto the said Alvin W. Foster, Trustee his successors Heirs and Assigns, from and against ourselves and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

And the said mortgagor we agree to insure the house and buildings on said lot in a sum not less than Eighteen hundred 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 mortgagee shall at any time fail to do so, then the said mortgagee may cause the same to be insured in his name, and reimburse himself 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 we hereby assign the rents and profits of the above described premises to said mortgagee, or his successors 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, apply 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 we the 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 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 remain in full force and virtue.

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

WITNESS us hands and seals, this 1 day of July in the year of our Lord one thousand nine hundred and twelve 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 Walter M. Scott } J. W. Ferguson (L. S.)
J. P. Ballenger } Euna May Ferguson (L. S.)
_____ (L. S.)
_____ (L. S.)

THE STATE OF SOUTH CAROLINA, } MORTGAGE OF REAL ESTATE.
Gunnville COUNTY. }

Personally appeared before me J. P. Ballenger and made oath that he saw the within named J. W. Ferguson and Euna May Ferguson sign, seal, and as their act and deed, deliver the within written Deed; and that he, with Walter M. Scott witnessed the execution thereof.

SWORN to before me this 1st day of July A. D. 1912
Walter M. Scott (SEAL) Notary Public for South Carolina } J. P. Ballenger

THE STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER.
Gunnville COUNTY. }

I, Walter M. Scott, Notary Public for S. C. do hereby certify unto all whom it may concern, that Mrs. Euna May Ferguson wife of the within named J. W. Ferguson 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 Alvin W. Foster, Trustee 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 July day of July A. D. 1912
Walter M. Scott (SEAL) Notary Public for South Carolina } Euna May Ferguson

Recorded for July 5th 1912