

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. Pearson and his Heirs and Assigns forever. And 2

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

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 do agree to insure the house and buildings on said lot in a sum not less than Five hundred Dollars (in a company or companies satisfactory to the mortgagee do), and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee do, and that in the event that the mortgagor do shall at any time fail to do so, then the said mortgagee do may cause the same to be insured in his name, and reimburse himself 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 do hereby assign the rents and profits of the above described premises to said mortgagee do, or his 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 do the said mortgagor do, do and shall well and truly pay, or cause to be paid, unto the said mortgagee do 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 is to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my hand and seal, this 21st day of April in the year of our Lord one thousand nine hundred and nineteen and in the one hundred and 43rd year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of } J. V. Grosbeys (L. S.)  
} J. F. Mitchell (L. S.)  
} E. Godfrey Webster (L. S.)  
} (L. S.)

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

Personally appeared before me J. V. Grosbeys and made oath that he saw the within named E. Godfrey Webster

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with J. F. Mitchell witnessed the execution thereof.

SWORN to before me this 21st day of April A. D. 1919. } J. V. Grosbeys  
(SEAL.) }  
Notary Public for South Carolina

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

I, J. F. Mitchell, Notary Public for S.C. do hereby certify unto all whom it may concern, that Mrs. Jessie D. Webster wife of the within named E. Godfrey Webster 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. Pearson & 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 21st day of April A. D. 1919. } Jessie D. Webster  
(L. S.) }  
Notary Public for South Carolina

Recorded for April 22 1919