

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. Pherson,
and his Heirs and Assigns forever. And We

do hereby bind ourselves & our Heirs, Executors and Administrators
to warrant and forever defend, all and singular, the said premises unto the said James M. Pherson & his
Heirs and Assigns, from and against us 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 S. agree..... to insure the house and buildings on said lot in a sum not less than.....
..... 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 mort-
gagee..... 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 We hereby assign the rents and profits
of the above described premises to said mortgagee....., 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, costs 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
said mortgagor S., 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 S. are to hold and enjoy the said
Premises until default of payment shall be made.

WITNESS our hand S. and seal S., this 2nd day of February
in the year of our Lord one thousand nine hundred and Twenty (1920) and in the one hundred and
forty-fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Harry M. Pickett
A. G. Smith

Clinton J. Morgan (L. S.)
Jas. H. Morgan Jr. (L. S.)
(L. S.)
(L. S.)

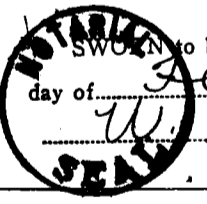
THE STATE OF SOUTH CAROLINA,
Greenville County.

MORTGAGE OF REAL ESTATE.

Personally appeared before me Harry M. Pickett

and made oath that he saw the within named Clinton J. Morgan and
Jas. H. Morgan Jr.

sign, seal, and as their act and deed, deliver the within written Deed; and that he, with
A. G. Smith witnessed the execution thereof.



SWORN to before me this 2nd
day of February A. D. 19 20
W. B. Boyd (SEAL.)
Notary Public for South Carolina.

Harry M. Pickett

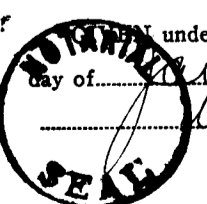
THE STATE OF SOUTH CAROLINA,
Greenville County.

RENUNCIATION OF DOWER.

I, W. B. Boyd

do hereby certify unto all whom it may concern, that Mrs. Virginia M. Morgan
wife of the within named Clinton J. Morgan 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. Pherson, 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.



under my hand and seal, this 31st
day of January A. D. 19 20
W. B. Boyd (L. S.)
Notary Public for South Carolina.

Virginia M. Morgan

Recorded for Feb. 2, 19 20