And the said J. Austin Latimer and James M. Latimer, agrees to pay the said debt or sum of money, with interest thereon, according to the true intent and meaning of the said note together with all costs and expenses which the said Lillie B. Thom or her Executors, Administrators, Successors or assigns shall incur or be put to, including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same be demand of attorney or by legal proceedings. And in the event any note herein secured or interest thereon is not paid promptly when due, the whole debt, principal and interest, cost and fees, shall become at once due and payable and collectible under this mortgage, at the option of the mortgagee Heirs, Executors, Administrators, successors or assigns.

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 Lillie B. Thom, her Heirs and Assigns forever. And the said J. Austin Latimer and James M. Latimer, themself and their hereby bind Heirs, Executors and Administrators to warrant and forever defend, all and singular, the said Premises unto the said Lillie B. Thom, her Heirs and Assigns, from and against them and their Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said J. Austin Latimer and James M. Latimer, hereby agree to insure the house and buildings on said premises hereinabove described in the sum of not less than One Thousand, Five Hundred ($1,500.00) Dollars, and keep the same insured from loss or damage by fire, in an insurance company, or insurance companies acceptable to the mortgagee and assign the policy or policies of insurance to the said mortgagee, and in the event the mortgagors shall at any time fail to do so, then the said mortgagee may cause the same to be insured in her name, and reimburse herself for the premiums and expense of such insurance under this mortgage. with interest thereon at eight per cent. from date of payment of any such premium or premiums.

PROVIDED ALWAYS, Nevertheless, and it is the true intent and meaning of the parties to these Presents, that if we the said J. Austin Latimer and James M. Latimer do and shall well and truly paid, or cause to be paid, unto the said Lillie B. Thom, her the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note and this mortgage, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

~~Witness our hands and seals, this day and between the said parties, that~~ to ~~hold and enjoy the said premises until default of payment shall be made.~~

WITNESS our hands and seals, this x day of January in the year of our Lord one thousand nine hundred and thirty two and in the one hundred and 56th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
John G. Galbraith.
Cecilia D. Smith.

James M. Latimer. (L. S.)
(L. S.)

THE STATE OF SOUTH CAROLINA,
Spartanburg County.

MORTGAGE OF REAL ESTATE.

PERSONALLY appeared before me Cecilia D. Smith, and made oath that he saw the within named James M. Latimer sign, seal, and as his act and deed, deliver the within written Deed, and that he, with John G. Galbraith., witnessed the execution thereof.

Sworn to before me, this 15th day of January A. D. 1932
John G. Galbraith. (L. S.)
Notary Public for S. C.

Cecilia D. Smith

NOTARIAL SEAL

THE STATE OF SOUTH CAROLINA,
Spartanburg. County.

RENUNCIATION OF DOWER.

I, W. F. Gresham, Notary Public for S.C. do hereby certify unto all whom it may concern that Mrs. Ida Mae Chambers Latimer, the wife of the within named James M. Latimer, 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 Lillie B. Thom, her, 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 16 day of January A. D. 192 32
W. F. Gresham (L. S.)
Notary Public for S. C.

Mrs. Ida Mae Chambers Latimer.

Recorded January 26th, 1932 at 11:35 A. M. 192