

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 *The South Carolina National Bank of Charleston, Columbia Branch, its successors* heirs and assigns, forever. And *I* do hereby bind *myself and my* heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said *The South Carolina National Bank of Charleston, Columbia Branch, its successors* 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 _____ agree to insure the house and buildings on said lot in the sum of not less than _____ Dollars, and keep the same insured from loss or damage by fire and assign the policy of insurance to the said _____ and that in the event the mortgagor shall at any time fail to do so, then the said _____ may cause the same to be insured in _____ name, and reimburse _____ for the premium and expense of such insurance under this mortgage.

And the said _____ 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 cost and expenses which the said _____ shall incur or be put to, including a reasonable attorney's fee _____, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.

PROVIDED ALWAYS, NEVERTHELESS, And it is the true intent and meaning of the parties to these Presents, that if *I* the said *E. S. Peder* do and shall well and truly pay, or cause to be paid unto the said *The South Carolina National Bank of Charleston, Columbia Branch* 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* 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 *in the case of foreclosure of this mortgage by suit or otherwise, the mortgagee shall cover of the mortgagor a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.* to hold and enjoy the said premises until default of payment shall be made.

WITNESS *my* Hand and Seal, this *fifth* day of *July* _____ in the year of our Lord one thousand nine hundred and *thirty-five* and in the one hundred and *fifty-ninth* year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of *E. S. Peder* (L. S.)
Eunice D. Shelton (L. S.)
J. D. Poteat (L. S.)

STATE OF SOUTH CAROLINA, } MORTGAGE OF REAL ESTATE
Greenville County. }

PERSONALLY appeared before me, *Eunice D. Shelton* and made oath that *she* saw the within named *E. S. Peder* sign, seal, and as *her* act and deed, deliver the within written Deed; and that *she* with *J. D. Poteat* witnessed the execution thereof.

SWORN to before, this *5th* day of *July* A. D. 19*25* }
J. D. Poteat (SEAL) } *Eunice D. Shelton*
Notary Public for S. C.

STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER
Greenville County. }

I, _____ do hereby certify unto all whom it may concern that Mrs. _____ the wife of the within named _____ 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 _____ 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 _____ day of _____ A. D. 192*5* }

(L. S.) }
Notary Public for S. C.

Recorded for *July 9th. at 8:30 a-m* 192*5*