

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 Receivers as aforesaid,
their 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 Receivers as aforesaid, their successors heirs and assigns, from and against me and my heirs, executors, administrators and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And it is agreed by and between the said parties, that the said mortgagor, but
AND the said heirs, executors or administrators, shall and will forthwith
agree to insure the houses 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 Receivers, their successors or assigns And in case he, or they neglect or fail to do so, then the said Receivers as aforesaid, their successors or assigns may cause the same to be insured in their own name, and reimburse themselves 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 J. Ed. Hart do and shall well and truly pay, or cause to be paid unto the said Receivers as aforesaid 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 bond 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 recover of the mortgagor a reasonable sum as attorney's fee, which shall be included in judgment of foreclosure to hold and enjoy the said premises until payment shall be made.

WITNESS my Hand and Seal, this 20th day of March in the year of our Lord one thousand nine hundred and thirty-six and in the one hundred and sixtieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Angelina D. Leslie } J. Ed. Hart (L. S.)
W. A. Jones } _____ (L. S.)
_____ (L. S.)

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

PERSONALLY appeared before me, Angelina D. Leslie and made oath that I saw the within named J. Ed. Hart sign, seal, and as his act and deed, deliver the within written Deed; and that I he with W. A. Jones witnessed the execution thereof.

SWORN to before, this 20th day of March A. D. 1936
W. A. Jones (SEAL.) Angelina D. Leslie
Notary Public for S. C.

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

I, W. A. Jones do hereby certify unto all whom it may concern that Mrs. Ellen Wilson Hart the wife of the within named J. Ed. Hart 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 William Elliott and Robert Gage, Receivers of Peoples State Bank of S.C. 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 20th day of March A. D. 1936
W. A. Jones (L. S.) Ellen Wilson Hart
Notary Public for S. C.

Recorded for March 20th 1936 at 12:40 P.M.