

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 William Elliott & Robert Gage, 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 William Elliott & Robert Gage, Receivers as aforesaid, their 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 it is agreed by and between the said parties that the said mortgagor ~~and his heirs, executors or administrators~~ shall and will forthwith ~~agree to~~ insure the house and buildings on said lot in the sum of ~~not less than~~ and keep the same insured from loss or damage by fire Dollars, and keep the same insured from loss or damage by ~~fire~~ and assign the policy of insurance to the said or assigns. And in case he or they shall at any time neglect or fail and that in the event the mortgagor shall at any time fail to do so, then the said or assigns may cause the same to be insured in the name, and reimburse the for the premium and expense of such insurance under this mortgage.

And the said I 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 I 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 Herman Duncan do and shall well and truly pay, or cause to be paid unto the said William Elliott & Robert Gage, 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 and condition thereunder ~~written~~ then this deed of bargain and sale shall cease, determine and be utterly null and void; ~~otherwise it shall 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 record of the mortgage a reasonable sum to hold and enjoy the said premises until default of payment shall be made. An attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.
WITNESS my Hand and Seal, this 17th day of November

in the year of our Lord one thousand nine hundred and thirty seven and in the one hundred and 62nd year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of George H. Acton R. A. Hearler } Herman Duncan (L. S.)
_____ (L. S.)
_____ (L. S.)

District of Columbia
STATE OF SOUTH CAROLINA }
Greenville County.

MORTGAGE OF REAL ESTATE

PERSONALLY appeared before me, _____ and made oath that _____ he saw the within named Herman Duncan sign, seal, and as his act and deed, deliver the within written Deed; and that _____ he with _____ witnessed the execution thereof.

SWORN to before, this 30th day of December A. D. 1937
J. Ezra Troth (SEAL.)
Notary Public for S. C. D. C.

Commission expires Dec 14, 1941

STATE OF SOUTH CAROLINA }
Greenville County.

RENUNCIATION OF DOWER

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. 1937

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

Recorded for January 5th, 1938 at 3:17 P. M.