

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 Maggie H. Peden, her
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 Maggie H. Peden, her
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..... 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
mortgagee..... may cause the same to be insured in..... name, and reimburse.....

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..... hereby assign the rents and profits
of the above described premises to said mortgagee....., or..... 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 anything 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....., 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 there-
on, 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..... are to hold and enjoy the said
Premises until default of payment shall be made.

WITNESS our Hand..... and Seal....., this 25th day of Sept.
in the year of our Lord one thousand nine hundred and twenty-two and in the one hundred and
47th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
L. M. Podgett
J. L. Summers }
Pleasant H. James (L. S.)
Rosa V. James (L. S.)
..... (L. S.)
..... (L. S.)

Maryland
THE STATE OF ~~SOUTH CAROLINA~~, }
Charles County. } MORTGAGE OF REAL ESTATE.

Personally appeared before me L. M. Podgett
and made oath that... he saw the within named Pleasant H. James and Rosa V. James
sign, seal, and as their act and deed, deliver the within written Deed; and that... he, with
J. L. Summers witnessed the execution thereof.

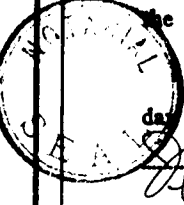


SWORN to before me, this 25th
day of Sept. A. D. 1922
J. Mitchell Cochrane (SEAL) } L. M. Podgett
Notary Public for South Carolina. Charles Co. Md.

Maryland
THE STATE OF ~~SOUTH CAROLINA~~, }
Charles County. } RENUNCIATION OF DOWER.

I, J. Mitchell Cochrane
do hereby certify unto all whom it may concern, that Mrs. Rosa V. James
wife of the within named Pleasant H. James 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 Maggie H. Peden, 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 25th
day of Sept. A. D. 1922
J. Mitchell Cochrane (L. S.) } Rosa V. James
Notary Public for South Carolina. Charles Co. Md.

Recorded for October 20th, 1922