

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 Jas. M. Richardson, Attorney,
his successors 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 Jas. M. Richardson, Attorney,
his successors 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 we hereby assign the rents and profits
of the above described premises to said mortgagee, or his Heirs, Executors, Administrators or Assigns, and agree that any Judge of the
Circuit Court or 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 or 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 is to hold and enjoy the said
Premises until default of payment shall be made.

WITNESS our Hand and Seal, this 22 day of February

in the year of our Lord one thousand nine hundred and twenty-three 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
W. H. Powness } J. M. Phillips (L. S.)
B. H. Davis } Nannie L. Phillips (L. S.)

_____ (L. S.)
_____ (L. S.)

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

Personally appeared before me B. H. Davis

and made oath that he saw the within named Nannie L. Phillips and John M. Phillips

sign, seal, and as their act and deed, deliver the within written Deed; and that he, with

W. H. Powness witnessed the execution thereof.

SWORN to before me, this _____
day of February A. D. 1923
W. H. Powness (SEAL) } B. H. Davis
Notary Public for South Carolina.

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

I, W. H. Powness Notary Public S.C.

do hereby certify unto all whom it may concern, that Mrs. Nannie L. Phillips

wife of the within named J. M. Phillips 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 Jas. M. Richardson, his

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 23
day of Feb'y A. D. 1923
W. H. Powness (L. S.) } Nannie L. Phillips
Notary Public for South Carolina.

Recorded for February 23rd, 1923