

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 Prudential Insurance Company of America

its successors 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 Prudential Insurance Company of America

its successors and assigns from and against me and my heirs, executors, administrators and assigns and all others 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 his heirs, executors or administrators, shall and will forthwith insure the house and buildings now or hereafter erected on said lot and keep the same insured from loss or damage by fire, and in such other forms of insurance as may be required by the Mortgagee, in stock companies approved by the Mortgagee in a sum satisfactory to the Mortgagee and assign the said policy or policies of insurance to the said Mortgagee, its successors or assigns, and in case he or they shall at any time neglect or fail so to do then the said Mortgagee, its successors or assigns, may cause the same to be insured in its own name and reimburse itself for the premium and expenses of such insurance under the Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said Mortgagor do and shall well and truly pay or cause to be paid unto the said Mortgagee, its successors or assigns, the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said Bond and condition thereunder written, and all sums of money provided to be paid by the Mortgagor his heirs, executors, administrators or assigns, under the covenants of this Mortgage, 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 the Mortgagor his heirs, executors, administrators or assigns, shall at any time fail or neglect to insure and keep insured the house and buildings now or hereafter erected on said lot, or shall fail to assign the said policy or policies of insurance to the Mortgagee, its successors or assigns; the whole debt shall, at the option of the Mortgagee, its successors or assigns, become at once due and payable, and this Mortgage may be foreclosed by said Mortgagee, its successors or assigns.

It is agreed and covenanted, by and between the said parties, that if the said Mortgagor his heirs, executors, administrators or assigns, shall at any time fail or neglect to insure and keep insured the house and buildings now or hereafter erected on said lot, or shall fail to assign the said policy or policies of insurance to the Mortgagee, its successors or assigns; the whole debt shall, at the option of the Mortgagee, its successors or assigns, become at once due and payable, and this Mortgage may be foreclosed by said Mortgagee, its successors or assigns.

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The Mortgagor his heirs, executors, administrators or assigns, shall at any time fail or neglect to insure and keep insured the house and buildings now or hereafter erected on said lot, or shall fail to assign the said policy or policies of insurance to the Mortgagee, its successors or assigns; the whole debt shall, at the option of the Mortgagee, its successors or assigns, become at once due and payable, and this Mortgage may be foreclosed by said Mortgagee, its successors or assigns.

rate of eight per cent. per annum.

And it is further agreed and covenanted, by and between the said parties, that until the debt hereby secured be paid, the said Mortgagor his heirs, executors, administrators or assigns, shall and will pay all taxes or assessments on the property hereby mortgaged or this mortgage or bond secured hereby when due and payable, and in case he fail to do so, the said Mortgagee, its successors or assigns, may pay said taxes or assessments together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same under this mortgage.

And it is further agreed and covenanted, between the said parties, that in case the debt secured by this Mortgage, or any part thereof is collected by suit or action or this Mortgage be foreclosed, or put into the hands of an attorney for collection, suit, action or foreclosure, the said Mortgagor his heirs, executors, administrators or assigns, shall be chargeable with all costs of collection, including ten (10) per cent. of the principal and interest on the amount involved as attorney's fees, which shall be due and payable at once, which charges and fees, together with all costs and expenses, are hereby secured and may be recovered in any suit or action hereupon or hereunder.

WITNESS my hand and seal, this 22nd day of April in the year of our Lord one thousand nine hundred and 25 and in the one hundred and forty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of Ida Victoria Miller } John M. Miller (L. S.)
C. A. Avant } (L. S.)
Florida

STATE OF ~~SOUTH CAROLINA~~ }
County of ~~Greenville~~ Dade

PERSONALLY appeared before me Ida Victoria Miller and made oath that she saw the within named John M. Miller

sign, seal and as his act and deed, deliver the within written Deed; and that she with C. A. Avant witnessed the execution thereof.

SWORN to before me, this 28th day of April A. D. 1925
Jas. A. Foster (L. S.)
Notary Public for the State of Florida at large
my commission expires Jan. 5th 1929

STATE OF ~~SOUTH CAROLINA~~ }
County of ~~Greenville~~ Dade

I, Jas. A. Foster do hereby certify unto all whom it may concern, that Mrs. Lizette R. Miller

the wife of the within named John M. Miller 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 The Prudential Insurance Company of America

its successors 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 28th day of April Anno Domini, 1925
Jas. A. Foster (L. S.)
Notary Public for the State of Florida at large
my commission expires January 5th, 1929
Recorded May 1st 1925 at 2:25 PM