

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 Claude D. Smith, his - 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 Claude D. Smith Company, its successors and assigns, from and against us, 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 its successors 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 thereafter (after paying costs of collection), upon said debt, interest, cost 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 debt or sum of money aforesaid, with interest thereon, 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 twentieth day of March in the year of our Lord nine hundred and twenty-five and in the one hundred and forty-ninth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of L. C. Ferguson, W. P. Bongers, W. C. Cleveland, W. B. Ellis, Jr. L. S.) L. S.) L. S.) L. S.)

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

PERSONALLY appeared before me W. P. Bongers and made oath that he saw the within named W. C. Cleveland and W. B. Ellis, Jr. sign, seal, and as their act and deed, deliver the within written Deed; and that he, with L. C. Ferguson, witnessed the execution thereof.

SWORN to before me, this 20th day of March A. D. 1925. A. B. Fowler (SEAL) Notary Public for South Carolina. W. P. Bongers

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

I, W. P. Bongers Not. Pub. S.C. do hereby certify unto all whom it may concern, that Mrs. Alice Burnett Cleveland wife of the within named W. C. Cleveland 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 Claude D. Smith Company, its successors 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. 1925. W. P. Bongers (L. S.) Notary Public for South Carolina. Alice Burnett Cleveland

Recorded April 10th, 1925

FOR DOWER TO THIS MORTGAGE SEE MORTGAGE BOOK 50 AT PAGE 66