

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 Mortgagee, its successors Heirs and Assigns, forever. And the said corporation does hereby bind itself and its successors Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Mortgagee and its successors Heirs and Assigns, from and against itself and its successors Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

And the said Mortgagor agree to insure the house and buildings on said lot in a sum of 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 its name and reimburse itself 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, said corporation does 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 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 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, 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 is to hold and enjoy the said Premises until default of payment shall be made. In witness whereof the said corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed to by its duly authorized officers B.M. Graves, as President and Claude Ramseur, as Secretary, on this the twenty-first day of November in the year thousand, nine hundred and twenty-four 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
Oscar K. Mauldin
J.L. Love

Southern Textile Machinery Company (S.)
 By B.M. Graves, President
Claude Ramseur, Secretary-Treasurer.



THE STATE OF SOUTH CAROLINA,
Greenville County.

MORTGAGE OF REAL ESTATE.

PERSONALLY APPEARED before me, Oscar K. Mauldin and made oath that he saw the within named B.M. Graves, as President and Claude Ramseur, as Secretary-Treasurer of Southern Textile Machinery Company, a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal and as the act and deed of said corporation sign, seal, and as act and deed, deliver the within written Deed; and that he, with J.L. Love witnessed the execution thereof.

to before me, this 21st day of November A. D. 192 4
J.L. Love (SEAL.)
 Notary Public for S. C.

THE STATE OF SOUTH CAROLINA,
 _____ 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. 192 _____ (SEAL.)
 Notary Public for S. C.