

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 GREENVILLE BUILDING AND LOAN ASSOCIATION, and its successors

and assigns, forever. And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend, all and singular, the said premises unto the said GREENVILLE BUILDING AND LOAN ASSOCIATION, its successors and assigns, from and against ourselves and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And we agree to insure the house and buildings on said lot in sum not less than One Thousand + $\frac{no}{100}$ (\$1,000.00) 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 in the event that we 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 with interest under this mortgage.

And if we shall make default in the payment of the said weekly interest as aforesaid, or shall fail or refuse to keep the buildings on said premises insured as aforesaid, or shall make default in any of the aforesaid stipulations for the space of thirty days, or shall

cease to be a member of said Association, then, and in such event we hereby assign the rents and profits of the above described premises to said GREENVILLE BUILDING AND LOAN ASSOCIATION, its successors and 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, expenses, attorney's fees and all claims then due the Association by the said mortgagor, 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, shall on or before Saturday night of each week from and after the date of these presents, pay or cause to be paid to the said GREENVILLE BUILDING AND LOAN ASSOCIATION, the weekly interest upon

Fifteen hundred + $\frac{no}{100}$ (\$1500.00) DOLLARS,

at the rate of eight per cent. per annum until the 34 series or shares of the capital stock of said Association shall reach the par value of one hundred dollars per share as ascertained under the By-Laws of said Association, and shall then repay to said Association the sum of

Fifteen hundred + $\frac{no}{100}$ (\$1500.00)

Dollars, and pay all taxes when due, and shall in all respects comply with the Constitution and By-Laws of said Association as they now exist or hereafter may be amended, 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 further stipulated and agreed, that any sums expended by said Association for insurance of the property or for payment of taxes thereon, or to remove any prior encumbrance, shall be added to and constitute a part of the debt hereby secured, and shall bear interest at same rate.

And it is agreed, by and between the said parties, that the said mortgagors are to hold and enjoy said premises until default shall be made.

WITNESS our

hand and seal, this 4th day of April in the year of

our Lord one thousand nine hundred and 24

and in the one hundred and forty-eighth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

L. P. Thomason.
Roy C. Simpson.

L. A. James. (SEAL.)
W. M. James. (SEAL.)
(SEAL.)
(SEAL.)

THE STATE OF SOUTH CAROLINA,
Greenville County.

MORTGAGE OF REAL ESTATE.

PERSONALLY appeared before me L. P. Thomason and made oath that he saw the within named

L. A. James & W. M. James

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

Roy C. Simpson witnessed the execution thereof.

SWORN to before me, this 4th day of April A. D. 1924
Roy C. Simpson (L. S.)
Notary Public for S. C.

L. P. Thomason

THE STATE OF SOUTH CAROLINA,
Greenville County.

RENUNCIATION OF DOWER.

I, Roy C. Simpson, a notary Public

Mrs. Eva M. James do hereby certify unto all whom it may concern, that

wife of the within named L. A. 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 GREENVILLE BUILDING AND LOAN ASSOCIATION, 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 4th day of April A. D. 1924
Roy C. Simpson (L. S.)
Notary Public for S. C.

Eva M. James.

Recorded April 7th 1924

For another Lower to this Mortgage See Mtg. Book 50 at Page 56.