

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 Morgan-Austin Company
their successors or Heirs and Assigns, forever. And I

do hereby bind myself, my Heirs, Executors, and Administrators,

to warrant and forever defend, all and singular, the said premises unto the said Morgan-Austin Company
their successors or assigns Heirs and Assigns, from and against myself, my
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 Eleven Hundred
Dollars (\$1100.00) 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 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 their name and reimburse them

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..... hereby assign the rents and profits
of the above described premises to said mortgagee..... or..... 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 said 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; if otherwise to remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that the said mortgagor..... to hold and enjoy the said
Premises until default of payment shall be made.

WITNESS my hand..... and seal....., this 14th day of April
in the year of our Lord one thousand nine hundred and twenty-five 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
Jim Collins } L. E. Sims (L. S.)
Adeline Schmahl } Maud Sims (L. S.)
..... (L. S.)
..... (L. S.)

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

Personally appeared before me..... Jim Collins
and made oath that he saw the within named L. E. and Maud Sims

sign, seal, and as their act and deed, deliver the within written Deed; and that he, with
Adeline Schmahl witnessed the execution thereof.

SWORN to before me, this 21
day of April A. D. 1925. }
James R. Bates (SEAL) } Jim Collins
Notary Public for South Carolina.

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

I, James R. Bates
do hereby certify unto all whom it may concern, that Mrs. Maud Sims
wife of the within named L. E. Sims 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
Morgan-Austin Company, their 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 21
day of April A. D. 1925. }
James R. Bates (L. S.) } Maud Sims
Notary Public for South Carolina.

Recorded April 21st, 1925.