

The Carolina Loan & Trust Co

STATE OF SOUTH CAROLINA  
 County of Greenville  
 Personally appeared before me S.E. Collins Jr. Sec. & Treas.  
 who being duly sworn deposes and says that he is the bona fide owner and holder of  
 the within Bond and Mortgage and that the same has not been assigned hypothecated or  
 otherwise deposited and that the same has been lost or destroyed and after diligent  
 search cannot be found. That deposit has full authority to mark the Mortgage note  
 filed and cancelled of record.  
 SWORN to before me this 19th  
 day of March 1946  
S.E. Collins Jr.  
 Notary Public for S.C.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises including any and all rights or appertaining.  
 TO HAVE AND TO HOLD, all and singular, the said Premises unto the said The Carolina Loan and Trust Company, its successors and assigns forever.  
 AND I do hereby bind myself  
 trators, to warrant and forever defend all and singular the said Premises unto the said The Carolina Loan and Trust Company, its successors and assigns, from and  
 against myself  
 heirs, executors or administrators, and against every person 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 J.P. Anders, his  
 heirs, executors, administrators or assigns shall and will forthwith insure the house and buildings on the said lot, and keep the same  
 insured to the amount of Seventeen Hundred (\$1700.00) Dollars,  
 from damage or loss by fire during the continuance of this mortgage, and assign the policy of insurance to the said The Carolina Loan and Trust Company, its  
 successors or assigns; and that in case the said J.P. Anders, his  
 heirs, executors, administrators, or assigns, shall at any time fail or neglect or refuse to do so, then, the said Carolina Loan and Trust Company, its successors  
 or assigns, may cause the same to be insured in its, their, his or her own name, and reimburse itself, themselves, himself or herself hereunder for the premium  
 and expense of insurance, with interest thereon at the rate of eight per centum per annum.

AND IT IS FURTHER AGREED, by and between the said parties, that the said J.P. Anders, his  
 and will at all times hereafter during the continuance of this mortgage, pay and discharge all taxes, and assessments upon the said Premises, whether the same shall  
 become due and payable; and that in case the said J.P. Anders, his  
 heirs, executors, administrators or assigns shall at any time fail or neglect or refuse to pay and discharge the same, then the said The  
 Carolina Loan and Trust Company, its successors or assigns, may pay and discharge the same, and reimburse itself, themselves, himself or herself hereunder therefor,  
 with interest at eight per centum per annum.

AND IT IS EXPRESSLY AGREED AND STIPULATED, that in case the said J.P. Anders, his  
 heirs, executors, administrators or assigns, shall fail or neglect or refuse to pay or  
 cause to be paid the aforesaid monthly sums of money as hereinbefore stated, or any part thereof, for a period of Four Months after the same shall become due and  
 payable as aforesaid, or to pay or cause to be paid such fines as may be duly imposed or charged as aforesaid for a like period, or to stand to and abide by the said  
 Charter, By-Laws, Rules and Regulations as aforesaid, or shall fail or neglect or refuse to insure or keep insured the house and buildings on said lot, or to assign the  
 policy of insurance as aforesaid, or to pay and discharge all taxes and assessments on the said Premises as aforesaid, before the expiration of the time fixed by law  
 for the payment thereof, then, in any or all of such cases, at the option of the said Company, the whole indebtedness evidenced by the said note or obligation (includ-  
 ing any insurance premiums, and taxes, due and unpaid, or paid by the said Company), shall forthwith become and be due and collectible, and the right thereupon  
 exist to foreclose this mortgage therefor, and also for all costs and expenses of such collection, including ten per centum of the amount due under this mortgage  
 and the accompanying note, as attorney's fees.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the said parties, that if the said J.P. Anders or his heirs, executors,  
 administrators or assigns, do and shall well and truly pay or cause to be paid, unto the said The Carolina Loan and Trust Company, its successors or assigns, the said  
 debt or sum of money aforesaid, with interest thereon, if any shall be due, and such fines as may be duly imposed or charged, and shall stand to and abide by the said  
 said Charter, By-Laws, Rules and Regulations, according to the true intent and meaning of the said note or obligations, and the conditions thereunder written, and shall  
 forthwith insure and keep insured, or cause to be done, the house and buildings on said lot, and assign the policy of insurance as aforesaid and pay and discharge, or  
 cause to be paid and discharged, all taxes and assessments upon the said Premises as aforesaid, 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 AND UNDERSTOOD, by and between the said parties, that the said J.P. Anders or his heirs or assigns,  
 is to hold and enjoy the said premises until default of payment shall be made or other breach committed.  
 WITNESS my hand and seal, at Greenville, this 15th 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 Presence of  
H.K. Townes } J.P. Anders (L.S.)  
J. Frank Eppes } (L.S.)

THE STATE OF SOUTH CAROLINA,  
 County of Greenville  
 BEFORE me personally appeared J. Frank Eppes and made oath that  
 he saw the within named J.P. Anders sign, seal, and as his  
 act and deed, deliver the within written deed; and that H.K. Townes witnessed the execution thereof.  
 SWORN to before me, this 15th  
 day of April A. D. 1946  
H.K. Townes (L.S.)  
 Notary Public, S. C. J. Frank Eppes

THE STATE OF SOUTH CAROLINA,  
 County of Greenville  
 I, H.K. Townes a n.p.s.c. do hereby certify unto all whom it may concern that  
 Mrs. Rachel Anders wife of the within named J.P. Anders  
 did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and with out any compulsion,  
 dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named, The Carolina Loan and Trust Company, its suc-  
 cessors and assigns, all her interest and estate, and also all her rights and claim of Dower of, in or to all and singular the Premises within mentioned and released.  
 GIVEN under my hand and seal, this 18  
 day of April A. D. 1946  
H.K. Townes (L.S.)  
 Notary Public, S. C. Rachel Anders

Recorded April 25th 1946