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 Premises before mentiontioned unto the party of the second part, its successors and assigns forever. And the party of the first part hereby bind himself his Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the party of the second part, its successors and assigns, from and against the party of the first part his Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Providing, Nevertheless, and in this EXPRESS CONDITION, That if the said party of the first part, his heirs or legal representatives, 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 MECHANICS BUILDING AND LOAN ASSOCIATION, the weekly interest upon Nine Thousand Dollars, at the rate of eight per centum per annum, until the 46th series or class of 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 Nine Thousand 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, and provided further, that the said party of the first part, in accordance with the said Constitution and By-Laws, shall keep all buildings on said premises insured in companies satisfactory to the Association for a sum not less than Fifteen Thousand. Dollars, the policy of insurance to be made payable to the Association, then this deed shall be void. But if the said party of the first part 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, the said party of the second part shall have the right without delay to institute proceedings to collect said debt and to foreclose said Mortgage, and in said proceedings may recover the full amount of said debt, together with interest, costs and ten per cent. as attorney's fees, and all claims then due the Association by said party of the first part. And in such proceedings the party of the first part agrees that a receiver may at once be appointed by the court to take charge of the mortgaged property and receive the rents and profits thereof, same to be held subject to the mortgage debt, after paying the costs of the receivership.

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.

IN WITNESS WHEREOF, the said J. L. Sanders has hereunto set his hand and seal, the day and year first above written.

Witness:
W. W. Stover Jr.
Dakyns B. Stover

J. L. Sanders (SEAL.)
(SEAL.)
(SEAL.)

STATE OF SOUTH CAROLINA,
Greenville County.

PERSONALLY appeared before me W. W. Stover Jr. and made oath that he saw the within named J. L. Sanders sign, seal, and as his act and deed deliver the within written deed, and that he, with Dakyns B. Stover, witnessed the execution thereof.

SWORN to before me, this 15th day of September A. D. 1925
Dakyns B. Stover (SEAL)
Notary Public, S. C.

W. W. Stover Jr.

STATE OF SOUTH CAROLINA,
Greenville County.

RENUNCIATION OF DOWER.

I, Dakyns B. Stover do hereby certify unto all whom it may concern that Mrs. Miriam Sanders the wife of the within named J. L. Sanders 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 MECHANICS BUILDING AND LOAN ASSOCIATION, of Greenville, S. C., its successors 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 15th day of September A. D. 1925
Dakyns B. Stover (SEAL)
Notary Public, S. C.

Miriam Sanders

Recorded 15th day of September 1925, at 12:30 o'clock, P M.