

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 mentioned unto ~~the Pioneer Life Insurance Company, its Successors~~ *the Bank of Commerce, its successors* 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 ~~Pioneer Life Insurance Company, its Successors~~ *the Bank of Commerce, its successors* and Assigns, from and against *me and my* Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same of any part thereof.

And the said Mortgagor agree to insure the house and buildings on said lot in a sum 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 *I* hereby assign the rents and profits of the above described premises to said mortgagee or ~~its Successors~~ *its successors*, 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 *I* 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 aforesaid, with interest thereon, if any be due, according to the true intent and meaning of 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.

WITNESS *my* hand and seal, this *30* day of *July* in the year of our Lord one thousand, nine hundred and *twenty-six* in the one hundred and *fiftyfirst* year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Jos. R. Bryson *Adrian C. McManus* (L. S.)
Mildred Rucker (L. S.)
(L. S.)
(L. S.)

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

Personally appeared before me *Mildred Rucker*
and made oath that he saw the within named *A. C. McManus*

sign, seal, and as *his* act and deed, deliver the within written Deed; and that *she*, with *Jos. R. Bryson* witnessed the execution thereof.

SWORN to before me, this *30th* day of *July* A. D. 192*6*.
Jos. R. Bryson (L. S.) } *Mildred Rucker*
Notary Public for South Carolina.

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

I, *L. S. Bowen*
do hereby certify unto all whom it may concern, that Mrs. *Edna J. McManus*
the wife of the within named *A. C. McManus* 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 ~~Pioneer Life Insurance Company, its successors~~ *the Bank of Commerce, 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 *30* day of *July* A. D. 192*6*.
L. S. Bowen (L. S.) } *Edna J. McManus*
Notary Public for South Carolina.

Recorded *July 30th* 192*6*, at *9:50* o'clock *A.* M.