

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 Farmers Bank of Simpsonville its successors and 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 The Farmers Bank of Simpsonville its successors Heirs and Assigns, from and against me and 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..... 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..... name and reimburse..... 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 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, cost 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 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; 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 24th day of Nov in the year of our Lord one thousand nine hundred and twenty six and in the one hundred and fifty first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of  
R. O. Gaines E. F. Rice (L. S.)  
D. L. Brantlett (L. S.)  
(L. S.)  
(L. S.)

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

Personally appeared before me R. O. Gaines  
and made oath ..... he saw the within named E. F. Rice

sign, seal, and as his act and deed, deliver the within written Deed; and that ..... he, with D. L. Brantlett witnessed the execution thereof.

SWORN to before me, this 24th day of Nov A. D. 1926  
W. F. Gresham (SEAL.) R. O. Gaines  
Notary Public for South Carolina.

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

I, W. F. Gresham n.p. for S.C.  
do hereby certify unto all whom it may concern, that Mrs. Effie M. Rice  
wife of the within named E. F. Rice 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.....

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 24th day of Nov A. D. 1926  
W. F. Gresham (L. S.) Effie M. Rice  
Notary Public for South Carolina.

Recorded Nov 26th 1926, at 2:20 o'clock, P. M.