

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 Alester G. Furman, his Heirs and Assigns. And the mortgagor *A.* does hereby bind ~~themselves and their~~ Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Alester G. Furman, his Heirs and Assigns, from and against the mortgagor *A.*, ~~These~~ Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor *A.* agrees to insure and keep insured the buildings on said land in a sum not less than *Three thousand* Dollars, in a company or companies satisfactory to the mortgagee (which term, as hereinafter used, shall be understood as referring to the said Alester G. Furman and his assigns), and to assign and deliver to the mortgagee the policies of insurance on said buildings, and to assign any other insurance taken out on said buildings. And, in the event that the mortgagor *A.* shall at any time fail to comply with this provision, then the mortgagee may cause the same to be insured in his name and reimburse himself for the premium and expenses of such insurance, with interest thereon under this mortgage; and the mortgagee may likewise, in case of such default, declare the entire debt due and payable.

And the mortgagor *A.* does further covenant and agree that in default of the payment of any taxes, charges and assessments which may be imposed by law upon the mortgaged premises, or any part thereof, it shall and may be lawful for the said mortgagee, without notice to or demand upon the mortgagor *A.*, to pay the amount or such taxes, charges, or assessments, with any expenses attending the same, and any amount so paid, the mortgagor *A.* covenants and agrees to pay to the said mortgagee, with interest thereon, without notice or demand, and that same shall be a lien upon the premises and be secured by this mortgage, and if not immediately paid the mortgagee may declare said note due and payable.

And in case of default in the payment of said debt or interest thereon, and likewise in case of default in any of the agreements hereinabove set forth, the mortgagor *A.* hereby assigns the rents and profits of the above described premises to the mortgagee, and agrees 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 the rents and profits, and after paying costs of collection, apply the proceeds to the payment of said debt, interest, costs and expenses, without liability, however, to account for anything more than the rents and profits actually collected.

In the event of the passage after the date of this mortgage of any law of the State of South Carolina, deducting from the value of the land, for the purpose of taxation, any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of collection of any such taxes so as to affect in any manner whatsoever this mortgage or the interest of the mortgagee, the whole of the principal sum secured by this mortgage, together with interest due thereon, shall at the option of the mortgagee, without notice to the mortgagor or his Heirs, Executors, Administrators or Assigns, become immediately due and payable.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the said mortgagor *A.* does 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 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 said mortgagor *A.* shall hold and enjoy the said Premises until default of payment shall be made.

WITNESS our hands and seals this *Twenty-first* day of *January* in the year of our Lord one thousand, nine hundred and *Twenty-six*, and in the one hundred and *Fifty-first* year of the Independence of the United States of America.

Signed, sealed and delivered in the Presence of:

R. P. Gaines
D. L. Bramlett

Lucia Richardson Boyd (S.)
R. H. Boyd (L. S.)
(L. S.)
(L. S.)

THE STATE OF SOUTH CAROLINA, }
Greenville County. }

PROBATE

PERSONALLY appeared before me *R. P. Gaines* and made oath that he saw the within named *Lucia Richardson Boyd and R. H. Boyd* sign, seal and as *their* act and deed deliver the within written deed, and that he, with *D. L. Bramlett* witnessed the execution thereof.

Sworn to before me, this *21st* day of *January* 19*27* }
D. L. Bramlett (L. S.)
Notary Public for S. C.

R. P. Gaines

THE STATE OF SOUTH CAROLINA, }
Greenville County. }

RENUNCIATION OF DOWER.

I, *D. L. Bramlett* a Notary Public for S. C., do hereby certify unto all whom it may concern that Mrs. *Lucia Richardson Boyd* the wife of the within named *R. H. Boyd*, 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 Alester G. Furman, his 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 *21st* day of *January* 19*27* }
D. L. Bramlett (L. S.)
Notary Public for S. C.

Lucia Richardson Boyd

Recorded *Feb-10th* 19*27*, at *2:25* o'clock *P.* M.

STATE OF SOUTH CAROLINA, }
County of Greenville. }

ASSIGNMENT OF MORTGAGE

For value received, I do hereby transfer, set over and assign unto the within mortgage and the note which it secures *Shipping Fund Commission School District 17a, in Greenville County*

Witness my hand and seal this *21st* day of *January* 19*27* in presence of
Joseph C. Robert
Josephine Donnon

Alester G. Furman (L. S.)

STATE OF SOUTH CAROLINA, }
County of Greenville. }

PERSONALLY appeared before me, who, being duly sworn, says that he saw Alester G. Furman sign, seal and as his act and deed deliver the above written deed of assignment, and that he with witnessed the execution thereof.

Sworn to before me this day of Notary Public for S. C. (L. S.)

Assignment Recorded *Feb-10th* 19*27*, at *2:25* o'clock *P.* M.

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