

TOGETHER with, all and singular, the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident, appertaining, TO HAVE AND TO HOLD, all and singular, the said Premises unto the said Association and its Successors Heirs and Assigns, forever. And do hereby bind Myself and my Heirs, Executors and Administrators to warrant and forever defend, all and singular, the said Premises unto the said Association and its Successors Heirs and Assigns, from and against Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said Mortgagor agrees to insure the house and buildings on said lot in a sum not less than Five 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 the name and reimburse the 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, the mortgagor hereby assigns the rents and profits of the above described premises to said mortgagee, or 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, NEVER THE LESS, and it is the true intent and meaning of the parties to these Presents, that if 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 31st day of January in the year of our Lord one thousand nine hundred and twenty seven and in the one hundred and first year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of R. Hard John A. Shumate (L. S.)  
Nelson (L. S.)  
 (L. S.)  
 (L. S.)

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

Personally appeared before me Lily R. Hard  
 and made oath she saw the within named John A. Shumate

sign, seal, and as his act and deed, deliver the within written Deed; and that she, with J. C. Nelson witnessed the execution thereof.

SWORN to before me, this 31st day of January A. D. 1927  
W. C. Walker (SEAL.) Lily R. Hard  
 Notary Public for South Carolina.

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

I, Lily R. Hard do hereby certify unto all whom it may concern, that Mrs. Victoria Shumate wife of the within named John A. Shumate 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 Pepper Agricultural Loan Association, Pelzer, S.C. its 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 31st day of January A. D. 1927  
Lily R. Hard (L. S.) Victoria Shumate  
 Notary Public for South Carolina.

Recorded Feb 1st 1927, at 2:45 o'clock, P M.

*Handwritten notes:*  
 For value of...  
 hereby offer into...  
 some association...  
 interest to...  
 of Columbia...  
 affected...  
 signed...  
 in the presence of...  
 W.C. Walker...  
 assignment recorded

