

of Furman University, S. 46 E. 1192 ft. to the beginning 34; according to survey of W.D. Neves, October 1919. Being the same land conveyed to the Ninth Bank and Trust Company of Philadelphia, Pa., a Corporation, by E. Surman, Master in and for Greenville County, South Carolina, by his deed dated June 7, 1929, and recorded in the R.M.C. office for Greenville County, S.C. in Vol. 139 at Page 588. Being the same land conveyed to Vardry Mills by deed dated October 28, 1919, recorded in R.M.C. Office for Greenville County in Deed Book 47, page 553, together with all the buildings situate thereon and all machinery, fixtures, accessories and other tangible and physical property constituting a part of the plant and equipment of said former Vardry Mills now present on said property, together with recorded walk way leading from South Main Street to the property herein described, and the other rights, easements and rights of way referred to and included in the deed of conveyance by the mortgagee to the mortgagee herein, reference to which is here made. This is a purchase money mortgage.

It is agreed as one of the conditions to this mortgage that should the mortgagor, its successors or assigns fail or neglect to meet the tax payments due and chargeable against the property herein conveyed, as and when due, that the holder hereof shall have the right at its option to declare the whole amount of the mortgage indebtedness due and payable 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 The Ninth Bank and Trust Company of Philadelphia, its successors ~~his Heirs and Assigns~~ forever. And said Corporation

it does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said Premises unto the said The Ninth Bank and Trust Company of Philadelphia, its successors ~~his Heirs and Assigns~~ from and against itself and its Successors 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 building on said lot in a sum not less than Nine Thousand (\$9000.00) 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 expenses 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, its hereby assigns 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 thereafter (after paying cost 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 the said mortgagor, 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 the said mortgagor to hold and enjoy the said Premises until default of payment shall be made.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these Presents to be subscribed by its duly authorized officers

on this, the 24th day of June in the year of our Lord one thousand nine hundred and twenty-three and in the one hundred and fifty-seventh year of the Sovereignty and Independence of the United States.

Signed, Sealed and Delivered in the Presence of:
Nita B. Johnson
Ila Johnson }
Marsmen, Inc. a corporation,
 By: W.D. Workman, President
L. F. Simpson Jr. Secretary (Seal)

STATE OF SOUTH CAROLINA, }
 County of Greenville.

PERSONALLY appeared before me Ila Johnson and made oath that he saw W.D. Workman as President and L. F. Simpson Jr. as Secretary of Marsmen, Inc., a Corporation a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal; and as the act and deed of said corporation, deliver the within written mortgage, and that Nita B. Johnson witnessed the execution thereof.

SWORN to before me, this 24 day of June A. D. 1933
Nita B. Johnson (L. S.)
 Notary Public for South Carolina. Ila Johnson

Recorded July 1st, 1933 at 1:50 o'clock, P. M.

and proceed to make collection as if default had been made in the payment of principal and interest.