

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 Morgan Austin Company, Inc.
their successors Heirs and Assigns, forever. And

do hereby bind myself, my Heirs, Executors and Administrators,
to warrant and forever defend, all and singular the said premises unto the said Morgan Austin Company, Inc.

their successors Heirs and Assigns, from and against myself, 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 Seven hundred and fifty
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 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 their name and reimburse them

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... hereby assigns the rents and profits of
the above described premises to said mortgagee..., or their 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 the 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... 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 15th day of July
in the year of our Lord one thousand nine hundred and thirty and in the one hundred and
fifty fourth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Robert Wilson } W. B. Henderson (L. S.)
J. S. Batson } (L. S.)
(L. S.)
(L. S.)

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

PERSONALLY appeared before me Robert Wilson
and made oath that he saw the within named W. B. Henderson

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with
J. S. Batson witnessed the execution thereof.

SWORN to before me, this 17th
day of July A. D. 1930
J. Walter Moon (SEAL) Robert Wilson
Notary Public for South Carolina.

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

I, _____
do hereby certify unto all whom it may concern, that Mrs. _____
wife of the within named _____ 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 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 _____
day of _____ A. D. 19____
(SEAL)
Notary Public of South Carolina.

Recorded February 17 1930 at 10:30 o'clock, _____ A.M.