

said, to the highest bidder for cash, three weeks' previous notice of the time, place and terms of sale having been first given once a week in some newspaper published in said County; at which sale, they, or any of them, shall have the right to become purchasers of the said premises, and on such sale to make and execute to the purchaser or purchasers, his, her, or their heirs and assigns forever, a conveyance in fee of the said premises, freed and discharged from all equity of redemption and right of dower, and all and every other encumbrance subsequent to this mortgage; and after deducting from the proceeds of said sale due thereon, or which may have been paid by the mortgagee, the principal and interest due on the said debt, and ten percent, attorney's fees, premiums of insurance, and the costs and charges of the said sale, then to hold the overplus subject to the rights of the holder of any subsequent lien or encumbrance on the said premises, who may give express notice in writing of his holding same, and if no such claims be made, then to pay such overplus to the said mortgagor, his heirs, executors, administrators or assigns. But if the said proceeds shall be insufficient to pay the said debt, interest, taxes, fees, costs and charges, the amount unpaid shall not be extinguished by the mortgagee becoming the purchaser of the premises. The completion of said sale, by conveyance, shall entitle the purchaser to immediate possession of the premises; and any holding of the same hereafter by the said mortgagor or other person holding under him shall be as tenant of the said purchase, at a rent of to be agreed upon, dollars per month, payable monthly; and the said purchaser may at any time determine such tenancy by giving one month's notice to the party in possession, or without such notice, in case at any time one month's rent be due and unpaid; and in either of said cases such purchaser shall have the right to obtain possession of the said premises, as in other cases of landlord and tenant upon the determination of a lease. In case of sale by any corporation as mortgagee, or assignee of this mortgage, the deed shall be executed in the name of the mortgagor by the president of said corporation, as attorney in fact.

And the said mortgagor do as additional security, hereby assign, set over, and transfer to the said mortgagee, its successors and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing or falling due from and after the service of a summons in any action involving foreclosure of this mortgage to which said mortgagee, its successors, or assigns, may be parties.

And it is agreed, by and between the parties, that the said mortgagor, his heirs, executors or administrators, in the event of a foreclosure of this mortgage by judicial proceedings, or collection by an attorney, shall pay ten per cent. upon the amount due, for attorney's fee, which shall be secured by this mortgage and be included in any judgment of foreclosure recovered.

WITNESS my Hand and Seal this 17th, day of December in the year of our Lord one thousand nine hundred and twenty-nine 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

W. A. CLARK (SEAL)

M. E. Coleman
W. T. Coleman

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

BEFORE ME M. E. Coleman personally appeared and made oath that he saw the within named W. A. Clarke sign, seal and as his act and deed, deliver the within written deed, for the uses and purposes therein mentioned and that she with W. T. Coleman witnessed the execution thereof, and subscribed their names as witnesses thereto.

SWORN to and subscribed before me, this
17th, day of December 1929.

M. E. Coleman.

~~W. T. COLEMAN, (SEAL)~~
Notary Public S. C.
THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

RENUNCIATION OF DOWER.

I, W. T. Coleman, Notary Public for S. C. do hereby certify unto all whom it may concern that Mrs. Hattie Mae Clark, the wife of the within named W. A. Clarke, 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 The First National Bank of Greer, its successors, 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
17th, day of Dec. 1929.

HATTIE MAE CLARK.

W. T. Coleman (LS.)
Notary Public for S. C.