

TOGETHER with, all and singular, the Rights, Members, Hereditaments and Appertaining 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 Anna M. Beaty, atty  
her successors Heirs and Assigns, forever. And she

do hereby bind myself, my Heirs, Executors and Administrators,

to warrant and forever defend, all and singular the said premises unto the said Anna M. Beaty  
her successors Heirs and Assigns, from and against me, 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 she agree to insure the house and buildings on said lot in a sum not less than One thousand  
(\$1000.00) 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 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 her name and reimburse herself

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 she hereby assign the rents and profits of  
the above described premises to said mortgagee, or her 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 she  
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 3rd day of January  
in the year of our Lord one thousand nine hundred and thirty-one and in the one hundred and  
55th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

L. J. Simpson Jr  
Mrs. B. Johnson

H. W. Estes (L. S.)  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(L. S.)

THE STATE OF SOUTH CAROLINA,  
Greenville County.

MORTGAGE OF REAL ESTATE

PERSONALLY appeared before me L. J. Simpson Jr  
and made oath that he saw the within named H. W. Estes

sign, seal, and as she act and deed, deliver the within written Deed; and that he, with  
Mrs. B. Johnson witnessed the execution thereof.

SWORN to before me, this 3rd  
day of January, A. D. 1931  
Mrs. B. Johnson (SEAL)  
Notary Public for South Carolina. L. J. Simpson Jr

THE STATE OF SOUTH CAROLINA,  
Greenville County.

RENUNCIATION OF DOWER

I, Mrs. B. Johnson N.P.S.  
do hereby certify unto all whom it may concern that Mrs. Eugenia J. Estes  
wife of the within named H. W. Estes did this day appear before me,  
and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever  
renounce, release and forever relinquish unto the within named Anna M. Beaty, atty

her 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 3rd  
day of January, A. D. 1931  
Mrs. B. Johnson (SEAL)  
Notary Public for South Carolina. Eugenia J. Estes

Recorded January 5 1931, at 4:50 o'clock P. M.