

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.....

I, J. A. Martzaffey, his Heirs and Assigns, forever. And I  
do hereby bind Myself and my Heirs, Executors and Administrators,  
to warrant and forever defend, all and singular the said premises unto the said J. A. Martzaffey, his  
Heirs and Assigns, from and against Me and 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.....

..... 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..... name and reimburse.....

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 assign 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 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..... to hold and enjoy the said  
Premises until default of payment shall be made.

WITNESS my Hand... and Seal..., this 21<sup>st</sup> day of January  
in the year of our Lord one thousand nine hundred and thirty-one and in the one hundred and  
fifty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and Delivered in the Presence of

Annie A. Aiken } J. E. Garrison (L. S.)  
E. P. Suber } (L. S.)  
(L. S.)  
(L. S.)

THE STATE OF SOUTH CAROLINA, }  
Greenville County.

MORTGAGE OF REAL ESTATE

PERSONALLY appeared before me Annie A. Aiken

and made oath that she saw the within named J. E. Garrison

sign, seal, and as his act and deed, deliver the within written Deed; and that she, with E. P. Suber  
witnessed the execution thereof.

SWORN to before me, this 21<sup>st</sup>  
day of January A. D. 1931  
J. E. Wakefield (SEAL)  
Notary Public for South Carolina.

Annie A. Aiken

THE STATE OF SOUTH CAROLINA, }  
Greenville County.

RENUNCIATION OF DOWER

I, J. E. Wakefield, a Notary Public for S. C.

do hereby certify unto all whom it may concern, that Mrs. Hera Garrison  
wife of the within named J. E. Garrison 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 J. A. Martzaffey, his

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 21<sup>st</sup>  
day of January A. D. 1931  
J. E. Wakefield (SEAL)  
Notary Public for South Carolina.

Hera Garrison

Recorded Jan. 22, 1931, at 10:00 o'clock A. M.