

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

Annice Belle Gears, her

Heirs and Assigns forever. And me do hereby bind myself, our

Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said

Annice Belle Gears, her Heirs and Assigns, from and against me and our

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 Five Thousand Five  
Hundred (\$5,500.00) 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 mort-  
gagee 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, me  
hereby assign the rents and profits of the above described premises to said mortgagee, or her  
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 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 me, 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 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 said mortgagor will  
to hold and enjoy the said Premises until default of payment shall be made.

WITNESS me hand and seal, this 23<sup>rd</sup> day of May

in the year of our Lord one thousand, nine hundred and Twenty-Two

in the one hundred and Fifty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

Ethel Huskey  
A. F. Burgess

Charles P. Efstation (L. S.)  
Catrina E. Efstation (L. S.)  
(L. S.)  
(L. S.)

THE STATE OF SOUTH CAROLINA }  
Greenville County

MORTGAGE OF REAL ESTATE

PERSONALLY appeared before me A. F. Burgess and made oath  
that he saw the within named Charles P. Efstation and Katrina E. Efstation

sign, seal and as their act and deed deliver the within written deed, and that he with Ethel Huskey  
witnessed the execution thereof.

SWORN TO before me this 23<sup>rd</sup> day  
of May, A. D., 1922  
Ethel Huskey (L. S.)  
Notary Public for South Carolina. A. F. Burgess

THE STATE OF SOUTH CAROLINA }  
Greenville County

RENUNCIATION OF DOWER

I, Ethel Huskey, Notary Public for S.C., do hereby certify unto  
all whom it may concern that Mrs. Catrina E. Efstation, the wife of the  
within named Charles P. Efstation, 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

Annice Belle Gears, her  
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 23<sup>rd</sup>  
day of May, A. D., 1922  
Ethel Huskey (L. S.)  
Notary Public for South Carolina. Catrina E. Efstation

Recorded May 24, 1922, at 10:43 o'clock A. M.