

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appertaining to the said premises...

TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its successors and assigns, forever. And the mortgagor does hereby bind himself, his heirs, executors, administrators and assigns...

As a part of the consideration hereof and of the acts of said mortgagee hereunder, said mortgagor, on behalf of himself, his heirs, executors, administrators or assigns, hereby covenants and agrees with the mortgagee...

Where, by the terms and conditions of the said note or of this instrument, a day or time is fixed for the payment of any money or the performance of any obligation or agreement, the time stated enters into the consideration, and is of the essence of the entire contract.

That the mortgagor is lawfully seized of the property hereinabove described in fee simple absolute, and has good, right and lawful authority to sell, convey or encumber the same, and that said premises are free and clear of all liens and encumbrances whatsoever...

That the mortgagor shall forthwith insure and keep insured, as may be required by the mortgagee, its successors or assigns, all buildings or improvements now or hereafter erected or situated upon said lands...

The mortgagor covenants and agrees to pay all and singular the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature on said described property each and every year for the current year...

It is further covenanted and agreed that the mortgagor will keep all buildings, fixtures or other improvements of any kind or nature now on said property in as good condition as they now are, and likewise will keep in good condition any buildings, fixtures or other improvements...

The mortgagor shall fail to procure and maintain insurance on said property, as herein agreed, or after procuring the same shall fail to pay the premium therefor, or if the mortgagor shall fail to pay any taxes as and when the same shall become due and payable...

It is further covenanted and agreed, that in the event the premises hereby mortgaged, or any part thereof, shall be condemned and taken for public use under the power of eminent domain, any and all damages awarded for the taking of, or damages to, said premises, or any part thereof...

It is further covenanted and agreed, that should any proceedings be commenced for the foreclosure of any second mortgage or other lien affecting the premises covered by this mortgage, the mortgagor, at its option, immediately declares its lien and the note which it secures due and payable...

PROVIDED, ALWAYS, NEVERTHELESS, And it is the true intent and meaning of the parties to these presents, that if the mortgagor shall well and truly pay, or cause to be paid, unto the mortgagee, its successors or assigns, the said debt or sum of money, with interest thereon...

And the said mortgagor doth, as additional security, hereby assign, set over and transfer to the said mortgagee, all of the rents, issues and profits of the said mortgaged premises that may be unpaid or uncollected and that accrue or fall due from and after any default by mortgagor hereunder...

All rights and powers herein conferred are cumulative of all other remedies and rights allowed by law and may be pursued concurrently. In case of error or omission in this mortgage or the note which it secures, a mortgage or note to correct the same, dated as of this date, will be promptly executed by the mortgagor.

The mortgagor shall hold and enjoy the said premises until default in the payment of any of the installments, as provided in said note, or breach of any of the covenants or conditions of this mortgage shall be made; however, any agent or representative of the mortgagee may enter upon said premises at any time for the purpose of inspecting same...

The mortgagor agrees that in the event the ownership of the mortgaged premises, or any part thereof, becomes vested in a person other than the mortgagor, the mortgagee, its successors and assigns, may, without notice to the mortgagor, deal with such successors or assigns in interest with reference to the mortgage and the debt hereby secured in the same manner as with the mortgagor, without in any way violating or discharging the mortgagor's liability hereunder or upon the debt hereby secured...

WITNESS hand and seal this 29th day of January in the year of our Lord one thousand hundred and thirty-five and 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: Kitty Browne, Ben C. Thornton, Melvin D. Washington, Hattie Washington, William W. Washington, Peter James Washington and Luther Washington, Ben Hattie Washington, General Washington.

THE STATE OF SOUTH CAROLINA, County of Greenville. Before me, Ben C. Thornton, Notary Public of South Carolina, personally appeared Kitty Browne and made oath that she saw the within named William W. Washington, Peter James Washington and Luther Washington, General Washington, and Melvin D. Washington sign, seal and, as their act and deed, deliver the within written deed, for the uses and purposes herein mentioned, and that she, with Ben C. Thornton, witnessed the execution thereof, and subscribed their names as witnesses thereto.

SWORN to and subscribed before me, this 4th day of February, 1935. Ben C. Thornton (L. S.) Kitty Browne.

THE STATE OF SOUTH CAROLINA, County of Greenville. RENEUNCIATION OF DOWER. I, Notary Public of South Carolina, do hereby certify unto all whom it may concern, that Mrs. the 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 whatsoever, renounce, release, and forever relinquish unto the within named HOME OWNERS' LOAN CORPORATION, its successors 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 19 day of February, 1935. (L. S.)

Recorded February 5th 1935 at 9:13 o'clock a. M.

and Hattie Washington, Individually