

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 Eva M. Donald
Simmons, her 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 Eva M. Donald Simmons,

her 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 Three Thousand
(3000.00) 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 Mortgagor... 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 own 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 I 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 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 I 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 do to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my Hand and Seal, this 29th day of October in the year of our Lord one thousand nine hundred and thirty-five and in the one hundred and sixtieth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Eula Johnson } Frank Cooper (L.S.)
J. Hudson Williams } (L.S.)
(L.S.)
(L.S.)

THE STATE OF SOUTH CAROLINA, } **MORTGAGE OF REAL ESTATE**
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Eula Johnson
and made oath that she saw the within named Frank Cooper

sign, seal, and as his act and deed, deliver the within written Deed; and that she, with J. Hudson Williams witnessed the execution thereof.

SWORN to before me, this 29th day of October, A. D. 1935
J. Hudson Williams (Seal) Eula Johnson
Notary Public for South Carolina

THE STATE OF SOUTH CAROLINA, } **RENUNCIATION OF DOWER**
COUNTY OF GREENVILLE.

I, J. Hudson Williams, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Susie B. Cooper wife of the within named Frank Cooper 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 Eva M. Donald Simmons, 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 29th day of October, A. D. 1935
J. Hudson Williams (Seal) Susie B. Cooper
Notary Public for South Carolina

Recorded Oct. 29, 1935 at 3:30 O'clock P. M.

State of South Carolina, County of Greenville. For value, I, O.P. Earle, as Conservator of the Mechanics Building and Loan Association, hereby assign, transfer and set over unto Mrs. R. Simmons, the within mortgage. Witnesses: Eula R. Sanders, R.N. Ward. Assignment Recorded Feb. 3rd. 1937 at 9:50 A.M. #1306.