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 Epworth Orphanage its successors 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 Epworth Orphanage, its successors heirs and assigns, from and against myself 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~~s~~ to insure the house and buildings on said lot in a sum not less than its insurable value now 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 the 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 owner's name and reimburse itself for the premium and expense 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~~ its 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 thereafter (after paying costs of collection), upon said debt, interest, cost 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 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 29 day of February in the year of our Lord nineteen hundred and thirty-six and in the one hundred and sixtieth year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

L. E. Wood — W. C. Smith (L. S.)

Jno. A. Robinson — (L. S.)

(L. S.)

(L. S.)

THE STATE OF SOUTH CAROLINA,
Greenville County.

MORTGAGE OF REAL ESTATE.

PERSONALLY appeared before me Jno. A. Robinson and made oath that he saw the within named W. Carey Smith sign, seal, and as his act and deed, deliver the within written Deed; and that he, with L. E. Wood witnessed the execution thereof.

SWORN to before me, this 29 day of Feb, A. D. 1936
L. E. Wood (SEAL)
Notary Public for South Carolina

Jno. A. Robinson

THE STATE OF SOUTH CAROLINA,
Greenville County.

RENUNCIATION OF DOWER.

I, L. E. Wood, Notary Public for S. C. do hereby certify unto all whom it may concern, that Mrs. Maude S. Smith wife of the within named W. Carey Smith 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 Epworth Orphanage, its 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 29 day of Feb, A. D. 1936
L. E. Wood (L. S.)
Notary Public for South Carolina

Maude S. Smith

Recorded April 28, 1936, at 12 o'clock, M. M.