

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 J. B. Scruggs,  
his heirs and assigns, forever. And I

do hereby bind my heirs, executors and administrators,  
to warrant and forever defend all and singular the said premises unto the said J. B. Scruggs, his  
heirs and assigns, from and against 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 Five Hundred  
Dollars, in a company or companies satisfactory to the mortgagee and keep the same insured from loss or dam-  
age 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 ✓ name and reimburse ✓

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

WITNESS my hand and seal, this twentieth day of June  
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

H. W. Rogier } B. L. Phillips (L. S.)  
Willie Mae Watson } \_\_\_\_\_ (L. S.)  
\_\_\_\_\_ (L. S.)  
\_\_\_\_\_ (L. S.)

THE STATE OF SOUTH CAROLINA, }  
Greenville County.

MORTGAGE OF REAL ESTATE.

PERSONALLY appeared before me H. W. Rogier  
and made oath that he saw the within named B. L. Phillips

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Willie Mae Watson  
witnessed the execution thereof.

SWORN to before me, this twentieth  
day of June, A. D. 1936  
W. E. Rason (SEAL)  
Notary Public for South Carolina

H. W. Rogier

THE STATE OF SOUTH CAROLINA, }  
Greenville County.

RENUNCIATION OF DOWER.

I, \_\_\_\_\_  
do hereby certify unto all whom it may concern, that Mrs. Bonnie Fay Phillips  
wife of the within named B. L. Phillips 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 J. B. Scruggs

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 twentieth  
day of June, A. D. 1936  
W. E. Rason (L. S.)  
Notary Public for South Carolina

Mrs. Bonnie Fay Phillips

Recorded June 22, 1936 at 9:50 o'clock, 9 M.