

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

The Mortgagor covenants and agrees as follows:

- 1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.
2. That, together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month until the said note is fully paid, the following sums:
3. If the total of the payments made by the Mortgagor under (b) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagee for taxes or assessments or insurance premiums, as the case may be, such excess shall be credited by the Mortgagee on subsequent payments to be made by the Mortgagor.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto.

WITNESS my hand and seal this 23rd. day of June, 19 39

Signed, sealed, and delivered in presence of: B. S. Burks, P. R. Long, Patrick C. Fant

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

Personally appeared before me P. R. Long and made oath that he saw the within-named B. S. Burks sign, seal, and as his act and deed deliver the within deed, and that deponent with Patrick C. Fant witnessed the execution thereof.

Sworn to and subscribed before me this 23rd. day of June, 19 39

Patrick C. Fant, Notary Public for South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

RENUNCIATION OF DOWER

I, Patrick C. Fant, a Notary Public in and for South Carolina, do hereby certify unto all whom it may concern that Mrs. Katherine T. Burks, the wife of the within-named B. S. Burks, 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 Southeastern Life Insurance Company its successors and assigns, all her interest and estate, and also all her right, title, and claim of dower of, in, or to all and singular the premises within mentioned and released.

Katherine T. Burks (SEAL)

Given under my hand and seal, this 23rd. day of June, 19 39.

Patrick C. Fant, Notary Public for South Carolina.

Received and properly indexed in R.E.M. Book and recorded in Book 281, this 24th day of June, 19 39, Page 292, Greenville County, S. C.

Recorded 24th. day of June, 1939 at 8:48 o'clock A.M.

By- J. H.-