

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 South Carolina National Bank of Charleston, S. C., its successors and assigns forever.

And said corporations mortgagors hereby bind themselves, their successors and assigns to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against their successors and assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said corporations mortgagors agree to insure the buildings on said lands for not less than Thirty Thousand Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire and windstorm during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event the mortgagors shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon the failure of the mortgagors to pay any insurance premium or any taxes or other public assessment or any part thereof, the mortgagee may at its option declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagors 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 shall 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 mortgagors are to hold and enjoy the said premises until default of payment shall be made.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, said mortgagors hereby assign the rents and profits of the above described premises to said mortgagee or its successors 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 said debt, interest, costs and expenses without liability to account for anything more than the rents and profits actually collected.

IN WITNESS WHEREOF, the E. W. Montgomery Company has caused its Corporate Seal to be hereunto affixed, and this mortgage to be subscribed by its duly authorized officers, E. W. Montgomery President, and S. H. McKittrick, Secretary; and also the Greenville Bonded Warehouse Company has caused its Corporate Seal to be hereunto affixed, and this mortgage to be subscribed by its duly authorized officers, F. H. Ramsuer, President, G. F. Williams, Treasurer and S. H. McKittrick, Secretary, on this the 6th day of September in the Year of our Lord one thousand nine hundred and thirty-nine.

Signed, Sealed and Delivered  
in the presence of:  
G. F. Williams  
V. H. Kittles, Jr.  
As to E. W. Montgomery Company

E. W. MONTGOMERY COMPANY (L.S.)  
BY E. W. Montgomery  
President  
J. H. McKittrick  
Secretary

C. C. Hudson  
V. H. Kittles, Jr.  
As to Greenville Bonded  
Warehouse Company

GREENVILLE BONDED WAREHOUSE COMPANY (L.S.)  
By F. H. Ramsuer  
President  
G. F. Williams  
Treasurer  
S. H. McKittrick  
Secretary

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PERSONALLY appeared before me G. F. Williams and made oath that he saw E. W. Montgomery as President, and S. H. McKittrick as Secretary of E. W. Montgomery Company, a corporation chartered under the laws of the State of South Carolina, sign, seal with its Corporate Seal, and as the act and deed of said corporation deliver the within written mortgage, and that he with V. H. Kittles Jr., witnessed the execution thereof.

Sworn to before me this  
6th day of September 1939.

W. G. Boyd (L.S.)  
Notary Public for S. C.  
My Commission Expires at the Pleasure of the Governor

G. F. Williams