

MORTGAGE OF REAL ESTATE

2. It is also Covenanted and Agreed, that the said L. A. Moseley, his agents and tenants shall keep the said premises in as good order and condition as they now are, and not commit waste or cut down the timber thereon, to such an extent as to impair the value of the same as a security for the said loan or debt herein, and that the said BANK OF GREENWOOD, or the holder hereof, shall be the judge as to the same as to whether it impairs the said security.

3. And it is also Covenanted and Agreed, that in case of default in payment under any of the conditions of said Note--, or failure to pay the taxes or any taxes hereinbefore specified, or to insure the house or buildings as specified hereinbefore, or to do and perform any of the other Covenants and Agreements of this mortgage for the space of TEN consecutive days, the whole amount of the principal shall thereupon immediately become due and payable to the said BANK OF GREENWOOD or the holder hereof.

5. It is also Covenanted and Agreed, that in case any action or proceedings of any kind to foreclose this mortgage is commenced or instituted by said Bank, or its assigns, a Receiver may be appointed pending such said proceedings with the usual powers in such case, to take charge of the rents and profits, crop or crops of any kind, of said mortgaged premises above described to which end the same are hereby specifically pledged to said Bank as part of its security. the proceeds thereof after the payment of all costs and expenses incurred in obtaining said receiver shall be applied to the payment of the said above mentioned debt.

6. It is also Covenanted and Agreed, that in case said debt, or any part thereof, is established by any action for foreclosure or of debt on the said Note,, that the said BANK OF GREENWOOD in addition to the said debt shall also recover of the said L. A. Moseley all attorney's fees incurred not to exceed Ten per cent, of the amount of this debt and interest, or in case the said Note and mortgage shall be placed with an attorney for collection, all attorney's fees shall be due and collectible as a part of this debt and stand secured by this mortgage.

7. It is also Covenanted, that the said L. A. Moseley shall hold and enjoy the possession of the said premises until default of payment as herein provided or a breach of some of the covenants and agreements herein shall be made.

WITNESS his Hand and Seal this the 26th day of September A. D., 1939, Nineteen Hundred Thirty-nine.

Signed, Sealed and Delivered

in the presence of:

Yetta Bicoff

Wesley M. Walker

L. A. Moseley (L.S.)

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PERSONALLY appeared before me Yetta Bicoff and made oath that she saw the within named L. A. Moseley sign, seal and as his Act and deed deliver the within written Deed, and that she with Wesley M. Walker witnessed the execution thereof.

Sworn to before me this 26th
day of September A. D., 1939.

Wesley M. Walker (L.S.)

Notary Public for South Carolina

Yetta Bicoff

THE STATE OF SOUTH CAROLINA,)

COUNTY OF GREENVILLE)

RENUNCIATION OF DOWER

I, Wesley M. Walker do hereby certify unto all whom it may concern that Mrs. Carolina B. Moseley the wife of the within named L. A. Moseley 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 BANK OF GREENWOOD, its successors and assigns all her interest and all her estate; and also her rights and claims of Dower, of, in, or to all and singular the premises within mentioned and released.

Given under my hand and seal, this 26th
day of September Anno Domini, 1939.

Wesley M. Walker (LS.)

Notary Public for South Carolina

Caroline B. Moseley.