

The above described land is _____ the same conveyed to me by _____
_____ on the _____ day of _____ 19____

deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book _____, Page _____
TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or apper-
taining.

TO HAVE AND TO HOLD, all and singular, the said premises unto the said P. C. Fant, Attorney,
his successors

~~He~~ and Assigns forever. ourselves, our
And ~~we~~ hereby bind ~~ourselves~~ us, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mort-
gagee, his successors ~~Heirs~~ and Assigns, from and against ~~ourselves~~ Heirs, Executors, Administrators and Assigns, and every person
whomsoever lawfully claiming, or to claim the same or any part thereof.

And ~~we~~ the said mortgagor, ~~do~~ agree to insure the house and buildings on said land for not less than ONE THOUSAND (\$1,000.00)

_____ Dollars, in a
company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mort-
gage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event ~~we~~ shall at any time fail to do so, then the said mort-
gagee 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 failure
of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his 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 ~~we~~ the said mortgagor, ~~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 ~~we~~ the mortgagor, ~~do~~ 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 ~~we~~ hereby assign the rents and profits of the above described premises to

said mortgagee _____, or his 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
thereof (after paying costs of collection) upon said debt, interest, costs and expenses without liability to account for anything more than the rents and the profits
actually collected.

WITNESS our hand~~s~~ and seal~~s~~, this 12th day of February in the year of our Lord
one thousand nine hundred and forty

Signed, Sealed and Delivered in the Presence of
J. Rolfe Babb } Paul M. Simpson (L. S.)
Dorothy Stephens } L. Frank Simpson, Jr. (L. S.)
J. A. Simpson

STATE OF SOUTH CAROLINA, }
County of Greenville } PROBATE

PERSONALLY APPEARED BEFORE ME J. Rolfe Babb
and made oath that he saw the within named Paul M. Simpson, L. Frank Simpson, Jr. and J. A. Simpson

sign, seal and as their act and deed deliver the within written deed; and that he with
Dorothy Stephens witnessed the execution thereof.

Sworn to before me, this 12th
day of February A. D. 1940 } J. Rolfe Babb
Dorothy Stephens (SEAL)
Notary Public, S. C.

STATE OF SOUTH CAROLINA, }
County of Greenville. } RENUNCIATION OF DOWER

I J. Rolfe Babb a Notary Public for South Carolina,
do hereby certify unto all whom it may concern, that Mrs. Fannie Laura Simpson

_____ the wife of the within named
L. Frank Simpson, Jr., 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 per-
son or persons whomsoever, renounce, release, and forever relinquish unto the within named
P. C. Fant, Attorney, his successors

~~He~~ 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 12th
day of February A. D. 1940 } Fannie Laura Simpson
J. Rolfe Babb (SEAL)
Notary Public, S. C.

Recorded February 13th 1940, at 11:40 o'clock, A. M.
N.S.

For value received I do hereby assign, transfer and set over to _____
_____ the within mortgage and the note which it secures without recourse, this
_____ day of _____, 19____

Witness:

Assignment recorded _____ 19____, at _____ o'clock, _____ M.