

MORTGAGE OF REAL ESTATE

in such case, to take charge of the said mortgaged premises and the rents and profits of said mortgaged premises above described, to which end the same are hereby specifically pledged to said Mortgagee as part of his 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 the said debt, or any part thereof, is established by any action for foreclosure or of debt on the said NOTE that the said Mortgagee in addition to the said debt shall also recover of the said Mortgagor 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 collectable as a part of this debt and stand secured by this mortgage.

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

Witness my hand and seal this the 11th day of May, A. D. 1940, Nineteen Hundred

Forty.

Signed, Sealed and Delivered

in the presence of:

R. M. Hughes

Paul M. Payne

The State of South Carolina,

County of Greenville.

Basco Coggins (L. S.)

Personally appeared before me R. M. Hughes and made oath that he saw the within named Basco Coggins sign, seal and as his act and deed deliver the within written deed, and that he with Paul M. Payne --witnessed the execution thereof.

Sworn to before me this 11th day of May, A. D. 1940.

Paul M. Payne (L. S.)

R. M. Hughes

Notary Public for South Carolina.

The State of South Carolina,

County of Greenville.

Renunciation of Dower.

I, Paul M. Payne, Notary Public for S. C. do hereby certify unto all whom it may concern that Mrs. Beulah Thurmond Coggins the wife of the within named Basco Coggins 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 W. T. Hendrix his Heirs and Assigns all her interest and estate and also her rights and claim of Dower, of, in, or to all and singular the premises within mentioned and released.

Given under my hand and seal this 11th day of May, A. D. 1940.

Paul M. Payne (L. S.)

Beulah Thurmond Coggins.

Notary Public for South Carolina.

Recorded July 30th, 1940 at 10:52 A. M. #10840 BY: E.G.