

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 Mortgagee, and its successors ~~and~~
 and Assigns, forever. And I do hereby bind myself and my Heirs, Executors and Administrators
 to warrant and forever defend all and singular the said Premises unto the said Mortgagee and its successors ~~and~~ and Assigns,
 from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whom-
 soever lawfully claiming or to claim same or any part thereof.

And the said Mortgagor, agree s to insure the house and buildings on said lot in a sum of not less than Twenty-Five Hundred (\$2500.00)
 _____ Dollars in a company or companies satisfactory to the Mortgagee; and keep the same
 insured from loss or damage by fire, and assign the policy of insurance to the said Mortgagee; and that in the event that the Mortgagor shall at any
 time fail to do so, then the said Mortgagee may cause the same to be insured in mortgagor's name and reimburse itself
 for the premium and expense of such insurance under this mortgage, with interest.

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

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if the said Mortgagor do and
 shall well and truly pay or cause to be paid unto the said Mortgagee the debt or sum of money, with interest thereon, if any 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 said Mortgagor is to hold and enjoy the said Premises
 until default of payment shall be made.

WITNESS my hand and seal, this 31st day of July, in the year
 of our Lord one thousand, nine hundred and forty and in the one hundred and sixty-fifth
 year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

<u>Ben C. Thornton</u>	}	<u>Julia McDaniel Cooper</u>	(L. S.)
<u>Kitty Browne</u>		_____	(L. S.)
_____		_____	(L. S.)
_____		_____	(L. S.)

THE STATE OF SOUTH CAROLINA, } MORTGAGE OF REAL ESTATE
 Greenville County. }

PERSONALLY appeared before me Kitty Browne and made oath
 that s he saw the within named Julia McDaniel Cooper
 sign, seal and as her act and deed deliver the within written deed, and that s he, with Ben C. Thornton
 witnessed the execution thereof.

SWORN TO before me this 31st day of
July, A. D. 1940
Ben C. Thornton } Kitty Browne
 Notary Public for South Carolina. (L. S.)

THE STATE OF SOUTH CAROLINA } (Mortgagor a woman)
 Greenville County } RENUNCIATION OF DOWER

I, _____, do hereby certify unto
 all whom it may concern that Mrs. _____, the wife of the
 within named _____, 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 _____

Heirs and Assigns, all her interest and estate, and also all 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 _____ day
 of _____, A. D. 19____
 _____ (L. S.)
 Notary Public for South Carolina.