

MORTGAGE OF REAL ESTATE

WALKER, EMANS & COSSWELL CO., CHARLESTON, S. C. 14566-8-13-40

itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said NINA C. SHERRILL AND MYRTLE P. CARPENTER, Executrices under the last will and testament of John Lee Carpenter, their successors in office and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the building on said lot in a sum not less than Fifteen Thousand Five Hundred (\$15,500.00) Dollars in a company or companies satisfactory to the mortgagees, and keep the same insured from loss or damage by fire, and assign Five Thousand Five Hundred (\$5,500.00) Dollars of said insurance to the mortgagees, and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagees may cause the same to be insured in its name and reimburse themselves 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, the mortgagor hereby assigns the rents and profits of the above described premises to said mortgagees, or their successors in office or assigns, and agrees 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 thereafter (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 present, that if the said mortgagor does and shall well and truly pay, or cause to be paid, unto the said mortgagees the debt or sum of money aforesaid, 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 void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagor is to hold and enjoy the said premises until default of payment shall be made.

IN WITNESS WHEREOF, the said CARPENTER BROS. DRUG COMPANY has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this the 15th day of May, in the year of our Lord, one thousand nine hundred and forty-one, and in the one hundred and sixty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered )  
in the Presence of: )  
L. L. Bates )  
F. D. Ramsey )

CARPENTER BROS. DRUG COMPANY (LS)  
BY: Myrtle P. Carpenter  
President and Treasurer.  
And Mary H. Carpenter  
Secretary



STATE OF SOUTH CAROLINA, )  
COUNTY OF GREENVILLE. )

PERSONALLY appeared before me L. L. Bates and made oath that he saw Myrtle P. Carpenter, as President and Treasurer, and Mary H. Carpenter, as Secretary, of Carpenter Bros. Drug 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 F. D. Rainey, witnessed the execution thereof.

Sworn to before me this )  
15th day of May, A. D. 1941. )  
F. D. Rainey (LS) )  
Notary Public for South )  
Carolina )

L. L. Bates

Recorded May 15th, 1941, at 1:15 P.M. #7532 BY:N.S.