

MORTGAGE OF REAL ESTATE

WALKER, EMMS & COGSWELL CO. CHARLESTON, S. C. 14568-8-13-40

assigns, from and against Carpenter Bros. Drug Company, its successors 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 Ten Thousand (\$10,000.00) 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 the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its 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, the mortgagor hereby assigns the rents and profits of the above described premises to said mortgagee, or its successors 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 presents, that if the said mortgagor does and shall well and truly pay, or cause to be paid, unto the said mortgagee 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 herunto 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. Rainey)

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)

L. L. Bates.

Notary Public for South
Carolina

Recorded May 15th, 1941, at 1:15 P.M. #7531 BY:N.S.