

MORTGAGE OF REAL ESTATE

And the mortgagee shall also be at liberty, immediately after default herein upon proceedings being commenced for the foreclosure of this mortgage, to apply for the appointment of a receiver of the rents and profits of the said premises without notice, and the mortgagee shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the mortgaged premises as security for the amounts due the mortgagee, or the solvency of any person or persons liable for the payments of such amounts.

In the event of the passage after the date of this mortgage of any law of the State of South Carolina deducting from the value of land for the purpose of taxation any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of collection of any such taxes, so as to affect this mortgage, the holder of this mortgage, and of the debt which it secures, shall have the right to give thirty (30) days' written notice to the owner of said land requiring the payment of the mortgage debt, and it is hereby agreed that if such notice shall be given, the said debt shall become due, payable and collectible at the expiration of the said thirty (30) days.

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, his Executors, Administrators, Successors or Assigns, the said debt or debts, sum or sums of money, hereby secured, with interest and attorney's fees thereon, if any shall be due, according to the true intent and meaning of the said note and this mortgage, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

Witness my hand and seal this 7th day of February 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:

Leon Moore

Eunice C. Bishop

Perry Dean Hudson (SEAL)

STATE OF SOUTH CAROLINA, )

SPARTANBURG COUNTY. )

Personally appeared before me Leon Moore and made oath that he saw the within named Perry Dean Hudson sign, seal and as his act and deed deliver the foregoing written deed, and that he, with Eunice C. Bishop, witnessed the execution thereof.

Sworn to before me this 7th day of February, A.D., 1941.

Eunice C. Bishop (SEAL)

Leon Moore.

Notary Public, S. C.

STATE OF SOUTH CAROLINA )

SPARTANBURG COUNTY )

RENUNCIATION OF DOWER

I, x Notary Public for S. C., do hereby certify unto all whom it may concern, that Mrs. Mary Ellen Bearden Hudson, wife of the within named Perry Dean Hudson did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named E. O. Groce, his Heirs, Successors 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

7th day of February, A. D. 1941.

Jno. H. Caldwell (Seal)

Mary Ellen Bearden Hudson

Notary Public, S. C.

#8248

Recorded May 28th, 1941, at 3:37 P.M. BY:N.S.