

G.R.E.M. 1-a

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 its successors Heirs

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 Heirs 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. against loss or damage by fire or windstorm

And the said Mortgagee agrees to insure the house and buildings on said lot in a sum of not less than One Thousand and No/100

_____ 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 Mortgagee 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 Heirs, Executors, Administrators 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 Mortgagee 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 Mortgagee is to hold and enjoy the said Premises

until default of payment shall be made.

WITNESS my hand and seal, this 5th day of October, in the year

forty-four ~~and~~

of our Lord one thousand, nine hundred and _____

~~year~~ ~~of our Lord one thousand, nine hundred and~~ ~~_____~~ ~~of our Lord one thousand, nine hundred and~~ ~~_____~~

Signed, Sealed and Delivered in the Presence of:

<u>Ruby M. Eskew</u>	}	<u>Edgar Hurl Batson</u>	(L. S.)
<u>Ben C. Thornton</u>			(L. S.)
<u>_____</u>			(L. S.)
<u>_____</u>			(L. S.)

THE STATE OF SOUTH CAROLINA } MORTGAGE OF REAL ESTATE

Greenville County }

PERSONALLY appeared before me Ruby M. Eskew and made oath

that she saw the within named Edgar Hurl Batson

sign, seal and as his act and deed deliver the within written deed, and that she, with Ben C. Thornton

witnessed the execution thereof.

SWORN TO before me this 5th day of

October, A. D. 19 44

Ben C. Thornton (L. S.)

Notary Public for South Carolina

Ruby M. Eskew

THE STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER

Greenville County. }

I, Ben C. Thornton, Notary Public for S. C., do hereby certify unto

all whom it may concern that Mrs. Carrie Lou Batson, the wife of the

within named Edgar Hurl Batson, 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 Peoples National Bank, of Greenville,

S. C., its successors

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 5th day

October, A. D. 19 44

Ben C. Thornton (L. S.)

Carrie Lou Batson