

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 H. K. Townes, Attorney, his Successors  
 \_\_\_\_\_ and Assigns forever. And  
 said corporation \_\_\_\_\_

X does hereby bind itself \_\_\_\_\_, its successors and assigns, to warrant  
 and forever defend all and singular the said Premises unto the said H. K. Townes, Attorney, his Successors and  
 \_\_\_\_\_ and Assigns from and against  
itself \_\_\_\_\_ its Successors and Assigns and every person whomso-  
 ever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and building on said lot in a sum not less than \_\_\_\_\_  
 \_\_\_\_\_ 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 \_\_\_\_\_ name and reimburse \_\_\_\_\_  
 \_\_\_\_\_ for the premium and expenses 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, said corporation does \_\_\_\_\_  
 \_\_\_\_\_ hereby assigns the rents and profits of the above described premises to said mortgagee, or  
 \_\_\_\_\_ 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 thereafter (after paying cost 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 it  
 \_\_\_\_\_, 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 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.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these Presents to be subscribed by its duly  
 authorized officers W. D. Workman, President and Vivian W. Workman, Secretary  
 \_\_\_\_\_ on this, the 10th day of July \_\_\_\_\_ in the  
 year of our Lord one thousand nine hundred and forty-five and in the one hundred and seventieth  
 \_\_\_\_\_ year of the Sovereignty and Independence of the United States.

Signed, sealed and delivered in the presence of:  
F. C. Lupo }  
Emilie M. Bird } By: W. D. Workman, President  
MARSMEN, INC. and Vivian W. Workman, Secretary,  
 \_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA, }  
 Greenville County. }

PERSONALLY appeared before me F. C. Lupo \_\_\_\_\_ and made oath that  
 he saw W. D. Workman as President and Vivian W. Workman, as Secretary of Marsmen, Inc.,  
 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 Emilie M. Bird \_\_\_\_\_ witnessed the execution thereof.

Sworn to and subscribed before me this 10th day of  
July A. D. 1945 }  
Emilie M. Bird (Seal) } F. C. Lupo  
 \_\_\_\_\_ Notary Public, S. C.

Recorded July 19th 19 45 at 4:45 o'clock P. M.  
 BY: N.S.