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G.R.E.M. 5-A

The above described land is X the same conveyed to me by X

on the X day of X 19 X

deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book ________, Page ________

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 Virginia Simkins, Committee for John E. Simkins, her successors - - - - - - - - - - -

~~Heirs~~ and Assigns forever.

And We do hereby bind ~~myself, my~~ ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, her successors ~~Heirs~~ and Assigns, from and against ~~me, my~~ us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And We the said mortgagors agree to insure the house and buildings on said land, for not less than Three Thousand - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event We shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if We the said mortgagors do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall 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 We the mortgagors ~~am~~ are to hold and enjoy the said premises until default of payment shall be made. And if at any time any part of said debt, or interest thereon, be past due and unpaid We hereby assign the rents and profits of the above described premises to said mortgagee___, or her 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, cost and expenses without liability to account for anything more than the rents and the profits actually collected.

WITNESS our hands and seals this 18th day of August - - - - in the year of our Lord one thousand nine hundred and forty-five

Signed, Sealed and Delivered in the Presence of

Bernard H. Blythe — Luther William Lafoy (L. S.)

Geraldine Welch — Ruby B. Lafoy (L. S.)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PROBATE

Personally appear before me XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX X

and made oath that ____ he saw the within named Luther William LaFoy and Ruby B. LaFoy

sign, seal and as their act and deed deliver the within written deed, and that ____he with X witnessed the execution thereof.

SWORN to before me this 18th
day of August A. D., 1945
Geraldine Welch (Seal)
Notary Public, S. C.

Bernard H. Blythe

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Geraldine Welch a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Ruby B. LaFoy, the wife of the within named Luther William LaFoy 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 Virginia Simkins, Committee for John E. Simkins, her successors

~~Heirs~~ 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 18th
day of August A. D., 1945
Geraldine Welch (Seal)
Notary Public, S. C.

Ruby B. LaFoy

Recorded Sept. 20th 1945 at 4:45 o'clock P. M.

For value received I do hereby assign, transfer and set over to ________ the within mortgage and the note which it secures without recourse, this ________ day of ________, 19___

Witness:

Assignment recorded ________, 19____, at ________ o'clock, ________ M.

By: E.C.