

G.B.E.M. 1-1

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 and his Heirs and Assigns, forever. And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Mortgagee and his Heirs and Assigns, from and against myself, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

And the said Mortgagee agree to insure the house and buildings on said lot against these perils by fire and windstorm in a sum of not less than Twenty-Three Hundred & 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 Mortgagee's name and reimburse himself 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 his 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 18th day of March, in the year of our Lord one thousand, nine hundred and forty-six

Signed, Sealed and Delivered in the Presence of:

Blanche Leary J. L. Love J. J. Bayne (L. S.) (L. S.) (L. S.) (L. S.)

THE STATE OF SOUTH CAROLINA } MORTGAGE OF REAL ESTATE Greenville County }

PERSONALLY appeared before me Blanche Leary and made oath that she saw the within named J. J. Bayne

sign, seal and as his act and deed deliver the within written deed, and that she, with H. L. Love witnessed the execution thereof.

SWORN TO before me this 18th day of March, A. D. 1946 J. L. Love (L. S.) Notary Public for South Carolina Blanche Leary

THE STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER Greenville County }

I, J. L. Love, do hereby certify unto all whom it may concern that Mrs. Lela H. Bayne, by her mark, the wife of the within named J. J. Bayne, 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 Joe L. Watkins, and his 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 18th day of March, A. D. 1946 J. L. Love (L. S.) her Lela H X Bayne mark