

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 its Successors ~~XXXXXX~~
 and Assigns, forever. And we do hereby bind ourselves, our Heirs, Executors and Administrators
 to warrant and forever defend all and singular the said Premises unto the said Mortgagee and its Successors ~~XXXXXX~~ and Assigns,
 from and against ourselves, our Heirs, Executors, Administrators and Assigns, and every person whom-
 soever lawfully claiming or to claim same or any part thereof.

And the said Mortgagor s agree to insure the house and buildings on said lot against loss or damage by fire ~~or~~ ^{and} windstorm in a sum of not less than Five Hun-
dred Twenty-Three & 20/100 - - - - - Dollars in a company or companies satisfactory to the Mortgagee; and keep the
 same insured 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 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, we hereby assign the rents and profits
 of the above described premises to said mortgagee, or its Successors ~~XXXXXX~~, 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 Mortgagor 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 Mortgagor s are to hold and enjoy the said Premises until
 default of payment shall be made.

WITNESS our hand s and seal s, this 20th day of June, in the year
 of our Lord one thousand, nine hundred and forty-six

Signed, Sealed and Delivered in the Presence of:

<u>Blanche Leary</u>	}	<u>Frank H. Rice</u>	(L. S.)
<u>Ben C. Thornton</u>		<u>Ruth P. Rice</u>	(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 s he saw the within named Frank H. Rice and Ruth P. Rice

sign, seal and as their act and deed deliver the within written deed, and that s he, with Ben C. Thornton
 witnessed the execution thereof.

SWORN TO before me this 20th day
 of June, A. D. 19 46
Ben C. Thornton (L. S.)
 Notary Public for South Carolina

Blanche Leary

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

I, Ben C. Thornton, do hereby certify unto
 all whom it may concern that Mrs. Ruth P. Rice, the wife of the
 within named Frank H. Rice, 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 Citizens Lumber Company, a corporation and
its successors,
~~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 20th day
 of June, A. D. 19 46
Ben C. Thornton (L. S.)
 Notary Public for South Carolina

Ruth P. Rice