

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 _____, _____ and his _____ 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 his _____ Heirs and Assigns, from and against _____ myself and my _____ Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

And the said Mortgagor _____ agree _____ to insure the house and buildings on said lot against loss or damage by fire or windstorm 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 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 _____ 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 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 _____ is _____ to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my _____ hand _____ and seal _____, this _____ 25th _____ day of _____ April _____, in the year of our Lord one thousand, nine hundred and _____ forty-six _____

Signed; Sealed and Delivered in the Presence of:

_____ <u>Kathryn L. Brown</u> _____	}	_____ <u>Edward C. Karolyi</u> _____ (L. S.)
_____ <u>J. L. Love</u> _____		_____ (L. S.)
_____		_____ (L. S.)
_____		_____ (L. S.)

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

PERSONALLY appeared before me _____ Kathryn L. Brown _____ and made oath that _____ she saw the within named _____ Edward C. Karolyi _____ sign, seal and as _____ his _____ act and deed deliver the within written deed, and that _____ she, with _____ J. L. Love _____ witnessed the execution thereof.

SWORN TO before me this _____ 2nd _____ day of _____ May _____, A. D. 19 46 _____
_____ J. L. Love _____ (L. S.)
Notary Public for South Carolina

_____ Kathryn L. Brown _____

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

I, _____ Kathryn L. Brown, Notary Public for S. C. _____, do hereby certify unto all whom it may concern that Mrs. _____ Ethel Garrett Karolyi _____, the wife of the within named _____ Edward C. Karolyi _____, 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 _____ Pete Rybee, 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 _____ 2nd _____ day of _____ May _____, A. D. 19 46 _____
_____ Kathryn L. Brown _____ (L. S.)
Notary Public for South Carolina

_____ Ethel Garrett Karolyi _____