

G.R.E.M. 5-A

The above described land is... the same conveyed to us by J. B. Ricketts, Trustee on the 27th day of November 19 46

deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book 249, Page 403

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 Mrs. Elizabeth B. Ricketts, her - - -

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

And we the said mortgagor agree to insure the house and buildings on said land, for not less than One 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.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor, his or her heirs, executors, administrators, assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof, 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.

AND IT IS AGREED, by and between the said parties, that the mortgagor, his or her heirs, executors, administrators, assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof, 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.

AND IF AT ANY TIME any part of said debt, or interest thereon, be past due and unpaid, we do hereby assign the rents and profits of the above described premises to said mortgagee, or her 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 hand and seal, this 24th day of October in the year of our Lord one thousand nine hundred and forty-six

Signed, Sealed and Delivered in the Presence of Sam Todd, Virginia Simkins, M. T. Clark, Nellie M. Clark

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE PROBATE

Personally appear before me Sam Todd and made oath that he saw the within named M. T. Clark and Nellie M. Clark

sign, seal and as their act and deed deliver the within written deed, and that he with Virginia Simkins witnessed the execution thereof.

SWORN to before me this 24th day of October A. D., 19 46 Virginia Simkins (Seal) Notary Public, S. C.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE RENUNCIATION OF DOWER

I, Virginia Simkins a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Nellie Mildred Clark the wife of the within named M. T. Clark 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 Mrs. Elizabeth B. Ricketts, her

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 24th day of October A. D., 19 46 Virginia Simkins (Seal) Notary Public, S. C. Nellie Mildred Clark

Recorded October 24th 19 46 at 12:22 o'clock P. M. By: EC

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.