

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 its successors ~~XXXXXXX~~  
 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 its successors ~~Heirs~~ and Assigns,  
 from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whom-  
 soever 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  
Forty-Five Hundred 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 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, I hereby assign the rents and profits  
 of the above described premises to said mortgagee, or its successors ~~XXXXXXX~~ 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 X to hold and enjoy the said Premises until  
 default of payment shall be made.

WITNESS my hand and seal, this 11th day of June, in the year  
 of our Lord one thousand, nine hundred and forty-seven

Signed, Sealed and Delivered in the Presence of:

<u>Ena W. King</u>	}	<u>James Wharton Breazeale</u>	(L. S.)	
<u>Ben C. Thornton</u>			(L. S.)	
				(L. S.)
				(L. S.)

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

PERSONALLY appeared before me Ena W. King and made oath  
 that he saw the within named James Wharton Breazeale

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

SWORN TO before me this 11th day  
 of June, A. D. 1947  
Ben C. Thornton (L. S.)  
 Notary Public for South Carolina

THE STATE OF SOUTH CAROLINA } MORTGAGOR IS UNMARRIED  
 Greenville County } RENUNCIATION OF DOWER

I, \_\_\_\_\_, do hereby certify unto  
 all whom it may concern that Mrs. \_\_\_\_\_, the wife of the  
 within named \_\_\_\_\_, 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 \_\_\_\_\_

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 \_\_\_\_\_ day  
 of \_\_\_\_\_, A. D. 19\_\_\_\_  
 \_\_\_\_\_ (L. S.)  
 Notary Public for South Carolina