G.R.E.M. 5-A

The above described land is_____ _ _ _ _ _____the same conveyed to me by___D._W._Payne_____

_____on the_____1st_____day of_____October_____19_45

deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book_____281_____, Page_____62_____

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_____Lila_E._Earle,_Executrix,_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 me, 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 mortgagors agree to insure the house and buildings on said land, for not less than_____Four_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. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall 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 we the mortgagor, am to hold and enjoy the said premises until default of payment shall be made.

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_____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_s_ and seal_s_, this_____4th_____day of_____August_____in the year of our Lord one thousand nine hundred and____forty-seven_____

Signed, Sealed and Delivered in the Presence of

..Joseph_H._Earle,Jr._____

..H._K._Townes,_-_-_-_____

R._H._Kay_____(L.S.)

Polly_M._Kay_____(L.S.)

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

PROBATE

Personally appear before me_____Joseph_H._Earle,Jr._____

and made oath that ____ he saw the within named_____R._K._Kay_and_Polly_M._Kay_____

sign, seal and as_____their____act and deed deliver the within written deed, and that ____he with_____H._K._Townes_____witnessed the execution thereof.

SWORN to before me this_____4th_____

day of_____August_____A. D., 19_47

_____H._K._Townes_____(Seal)
Notary Public, S. C.

_____Joseph_H._Earle,Jr._____

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I,_H._K._Townes_____a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that

Mrs._____Polly_M._Kay_____, the wife of the within named_____R._H._Kay_____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 Lila_E._Earle,Executrix_____

_____

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_____4th_____

day of_____August_____A. D., 19_47

_____H._K._Townes_____ (Seal)
Notary Public, S. C.

_____Polly_M._Kay_____

Recorded_August_5th_____1947. at 10:46_____o'clock_____A._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.