

TITLE TO REAL ESTATE

AND it is agreed by and between the said parties that in case of default in any of the payments of interest and principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, by and between the said parties, that the said CARLYLE L. PARROTT and VIOLA W. PARROTT, their Heirs, Executors or Administrators, shall and will insure the house and buildings on said premises and keep the same insured from loss or damage by fire and the perils covered by the standard Extended Coverage Endorsement, and assign the Policy of Insurance to the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, and in case that we or they shall, at any time, neglect or fail so to do, then the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of four (4%) per cent. per annum, from the date of such payment, under this mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if we the said CARLYLE L. PARROTT and VIOLA W. PARROTT do and shall well and truly pay, or cause to be paid, unto the said CAROLINA LIFE INSURANCE COMPANY, the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note and conditions thereof and all sums of money provided to be paid by the mortgagors, their Heirs, Executors, Administrators, Successors or Assigns together with the interest thereon, if any shall be due, under the covenants of of this Mortgage, then this Deed of Bargain and Sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that the Mortgagors, are to hold and enjoy the said Premises until default of payment shall be made.

AND IT IS FURTHER AGREED AND COVENANTED between the said parties, that in case the debt secured by this Mortgage, or any part thereof, is collected by suit or action, or this Mortgage be foreclosed, or put into the hands of an Attorney for collection, suit, action or foreclosure, or in the event of the foreclosure of any mortgage, prior or subsequent to this mortgage, in which proceeding this mortgage is made a party, or in the event of the bankruptcy of the mortgagor, or in assignment by the mortgagor for the benefit of creditors, the said Mortgagor's their Heirs, Executors, Administrators or Assigns, shall be chargeable with all costs of collection, including ten (10%) per cent of the principal and interest on the amount involved as Attorney's fees, which shall be due and payable at once; which charges and fees, together with all costs and expenses, are hereby secured, and may be recovered in any suit or action hereupon or hereunder.

WITNESS our Hands and Seals, this 29th day of August in the year of our Lord one thousand nine hundred and forty-seven and in the one hundred and seventy-second year of the Sovereignty and independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:)

Ena W. King ) Carlyle L. Parrott (L.S.)
J. L. Love ) Viola W. Parrott (L.S.)

THE STATE OF SOUTH CAROLINA, )
COUNTY OF GREENVILLE. )

PERSONALLY appeared before me Ena W. King and made oath that she saw the within-named CARLYLE L. PARROTT and VIOLA W. PARROTT sign, seal and as their act and deed, deliver the within-written Mortgage, and that she with J. L. Love witnessed the execution thereof.

SWORN to before me, this 29th day of August, A.D. 1947 )
J. L. Love, (L.S.) ) Ena W. King
Notary Public for South Carolina )

THE STATE OF SOUTH CAROLINA, )
COUNTY OF GREENVILLE ) RENUNCIATION OF DOWER

I, J. L. Love, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Viola W. Parrott the wife of the within-named Carlyle L. Parrott, 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 CAROLINA LIFE INSURANCE COMPANY, its Successors 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 29th day of August, Anno Domini 1947 Viola W. Parrott
J. L. Love (L.S.)
Notary Public for South Carolina.

Vertical text on the left margin: S FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid, the mortgagors, their Heirs, Executors, Administrators, Successors or Assigns, shall and will pay, or Assigns, shall and will pay, all taxes, all taxes, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same together with interest on the amount so paid, at the rate of four (4%) per cent. per annum, from the date of such payment, under this mortgage.