

TITLE TO REAL ESTATE

2. It is also Covenanted and Agreed, that the said Mortgagor - shall pay as they become due all taxes by whatsoever authority legally imposed upon the property hereby mortgaged, and in case fails so to do the said Mortgagee may cause the same to be paid and reimburse - - sel - - therefor with interest at the rate of 8 per cent. per annum, and the amount stand secured by this mortgage.

3. It is also Covenanted and Agreed that the said Mortgagor - -, - agents and tenants, shall keep the said premises in as good order and condition as they now are and not commit, waste or cut down the timber thereon, to such an extent as to impair the value of the same as a security for the said loan or debt herein, and that the said Mortgagee, or holder hereof, shall be the judge as to the same as to whether it impairs the said security.

4. It is also Covenanted and Agreed, that in case of default in payment under any of the conditions of the said Note --, or failure to pay the taxes, or any taxes hereinbefore specified, or to insure the house or buildings as specified hereinbefore, or to do and perform any of the other Covenants and Agreements of this mortgage for the space of TEN consecutive days, the whole amount of the principal shall thereupon immediately become due and payable to the said Mortgagee or the holder hereof.

5. It is also Covenanted and Agreed, that in case any action or proceeding of any kind to foreclose this mortgage is commenced or instituted by said Mortgagee or - - Heirs, Executors, Administrators or Assigns a Receiver may be appointed pending such proceedings with the usual powers in such case, to take charge of the said mortgaged premises and the rents and profits of said mortgaged premises above described, to which end the same are hereby specifically pledged to said Mortgagee - - as part of - - security. The proceeds thereof after the payment of all costs had expenses incurred in obtaining said Receiver shall be applied to the payment of the said above mentioned debt.

6. It is also Covenanted and Agreed, that in case the said debt, or any part thereof, is established by any action for foreclosure or of debt on the said NOTE - - that the said Mortgagee--- in addition to the said debt shall also recover of the said Mortgagor - - all attorney's fees incurred not to exceed Ten per cent. of the amount of this debt and interest, or in case the said Note - - and mortgage shall be placed with an attorney for collection, all attorney's fees shall be due and collectable as a part of this debt and stand secured by this mortgage.

7. It is also Covenanted and Agreed, that the said Mortgagor - - shall hold and enjoy the possession of said premises until default of payment as herein provided or a breach of some of the covenants and agreements herein shall be made.

WITNESS my Hand and Seal this the 26th day of July A.D., 1947, Nineteen Hundred Forty Seven Signed, sealed and delivered in the presence of:

Charles Fisher

T. E. Babb (L.S.)

R. J. Fisher

THE STATE OF SOUTH CAROLINA, )
COUNTY OF GREENVILLE )

PERSONALLY appeared before me Charles Fisher and made oath that he saw the within named T.E.Babb sign, seal and as his Act and Deed deliver the within written Deed, and that he with R. J. Fisher witnessed the execution thereof. - - - Charles Fisher
SWORN TO before me this 26th day of July, A.D., 1947 )
J. R. Fisher (L.S.) )
Notary Public for South Carolina )

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

I, R. J. Fisher, do hereby certify unto all whom it may concern that Mrs. Lizzie Lou Babb, the wife of the within named T.E.Babb, 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 John C. Clement Heirs and Assigns all her interest and estate and also her rights and claim of Dower, of, in, or to all and singular the premises within mentioned and released.