

AND IT IS AGREED, by and between the said parties, that we, the mortgagor_s, are 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 we 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, costs 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 20 day of November in the year of our Lord one thousand nine hundred and forty seven.

Signed, Sealed and Delivered

in the presence of

H. C. Bates
Etta R. Sanders

S. B. Higgins (L.S.)
Cornelia W. Higgins (L.S.)

State of South Carolina,

County of Greenville.

PROBATE

PERSONALLY APPEARED BEFORE ME H. C. Bates
and made oath that he saw the within named S. B. Higgins, Sr. and Cornelia W. Higgins
sign, seal and as their act and deed deliver the within written deed and that he with
Etta R. Sanders witnessed the execution thereof.

Sworn to before me, this 20
day of November, A. D. 19 47
Etta R. Sanders (SEAL)
Notary Public, S. C.

H. C. Bates

State of South Carolina,

County of Greenville.

RENUNCIATION OF DOWER

I, Etta R. Sanders, a Notary Public for South Carolina,
do hereby certify unto all whom it may concern, that Mrs. Cornelia W. Higgins
S. B. Higgins, Sr. the wife of the within named
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 Margaret Rasor James,
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 20
day of November A. D. 19 47
Etta R. Sanders (SEAL)
Notary Public, S. C.

Cornelia W. Higgins

Recorded November 20th, 1947, at 11:59 A.M. #23341