

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 **The First National Bank of Greenville, S. C.,**

**its Successors** ~~Heirs~~ and Assigns forever. And **it does** hereby bind **itself,**

**its Successors** ~~Heirs~~ Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said **The First National Bank of Greenville, S. C.,**

**its Successors** ~~Heirs~~ and Assigns, from and against **itself and its Successors** ~~Heirs~~ Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than **Forty-five Hundred & no/100 - - - - - (\$4,500.00) - - - - - Dollars** in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, ~~and assign the policy of insurance to the said mortgagee~~ **and extended coverage**; 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 **its** 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, **it does** hereby assign the rents and profits of the above described premises to said mortgagee, or **its**

**Successors** ~~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, apply the net proceeds therefrom (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 aforesaid, 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 said mortgagor **is** to hold and enjoy the said Premises until default of payment shall be made.

**IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed** ~~by~~ ~~its~~ ~~duly~~ ~~authorized~~ ~~officers~~ ~~and~~ ~~its~~ ~~corporate~~ ~~seal~~ ~~to~~ ~~be~~ ~~hereunto~~ ~~affixed~~ ~~this~~ ~~12th~~ ~~day~~ ~~of~~ ~~March~~ ~~in~~ ~~the~~ ~~year~~ ~~of~~ ~~our~~ ~~Lord~~ ~~one~~ ~~thousand~~ ~~and~~ ~~nine~~ ~~hundred~~ ~~and~~ ~~forty~~ ~~eight~~ ~~and~~

in the one hundred and **seventy-second** year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

*Margaret McCreary*  
*Patrick C. Faut*

SHIVES-HUGHES REALTY CO. (L. S.)

By *Aubrey C. Shives* (L. S.)  
President

And *R. E. Hughes* (L. S.)  
Secretary

