And the said Mortgagor___ agree_s_ to insure the house and buildings on said lot against loss or damage by fire or windstorm in a sum not less than Seventy-Five Hundred and No/100 Dollars in a company or companies satisfactory to the Mortgagee___, and keep the same insured, and assign the policy of insurance to the said Mortgagee___; 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 Mortgagor's 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, I 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, applying the net proceeds thereof (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 and truly pay or cause to be paid unto the said Mortgagee___ the debt or sum of money, 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 the said Mortgagor to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my hand and seal, this 26th day of May

in the year of our Lord one thousand, nine hundred and Forty-Eight

Signed, Sealed and delivered in the Presence of

Ena W. King
E. M. Blythe Jr

James R. Adams (L. S.)
(L. S.)
(L. S.)
(L. S.)

The State of South Carolina,

GREENVILLE County

MORTGAGE OF REAL ESTATE

PERSONALLY APPEARED before me Ena W. King and made oath that he saw the within named James R. Adams

sign, seal and as his act and deed deliver the within written deed, and that he, with E. M. Blythe, Jr. witnessed the execution thereof.

Sworn to before me, this 26th day of May A.D., 1948

E. M. Blythe Jr (SEAL)
Notary Public for S. C.

Ena W. King

The State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I, Mary L. Shaw do hereby certify unto all whom it may concern, that Mrs. Clara M. Adams the wife of the within named James R. Adams 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 Select Homes, Inc. its Successors ~~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 27th day of May A.D., 1948

Mary L. Shaw (SEAL)
Notary Public for S. C.

Clara M. Adams

Recorded May 27, 1948 at 3:01 P. M. #11599