

And the said Mortgagor agree a to insure the house and buildings on said lot against loss or damage by fire or windstorm in a sum not less than Five Thousand 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 Mortgagee's name and reimburse himself 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 is to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my hand and seal, this August day of August in the year of our Lord one thousand, nine hundred and forty-eight

Signed, Sealed and delivered in the Presence of

Handwritten signatures: J. G. Willis, J. G. Morgan, James W. Duncan [L.S.]

The State of South Carolina,

MORTGAGE OF REAL ESTATE

Greenville County PERSONALLY APPEARED before me James G. Morgan and made oath that he saw the within named James W. Duncan

sign, seal and as his act and deed deliver the within written deed, and that he, with J. G. Willis witnessed the execution thereof. Sworn to before me, this 7 day of August A.D., 1948 James G. Morgan [SEAL] Notary Public for S. C.

The State of South Carolina,

RENUNCIATION OF DOWER

Greenville County I, Mrs. Lavinia Sherrell Duncan do hereby certify unto all whom it may concern, that Mrs. Lavinia Sherrell Duncan the wife of the within named James W. Duncan 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 Bank of Travelers Rest Travelers Rest, S.C.

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 14 day of Aug A.D., 1948 Lavinia Sherrell Duncan Mrs. Morgan [SEAL] Notary Public for S. C.

Recorded August 19th, 1948 at 10:34 A. M. #18196