

AND I have hereunto set my hand and seal the 21st day of September, in the year of our Lord, One Thousand Nine Hundred and forty-eight and in the One Hundred and seventy-third year of American Independence.

And the Mortgagor (do) hereby agree to pay to the Citizens Building and Loan Association, Greer, S. C., its successors and assigns, the monthly installments and other amounts due under this mortgage have been paid in full and all other governmental assessments, the Mortgagee shall be responsible for the payment of the debt, and collect the same under this mortgage.

And it is further agreed that as a part of the consideration for the premises herein described, the Mortgagor shall keep the premises herein described in good repair, and should its successors and assigns, may enter upon said premises at any time and charge the expense of such repairs to the mortgage debt and collect the same thereon.

And as additional and further security to the debt herein secured, the Mortgagor (do) hereby assign, set over and transfer unto the Citizens Building and Loan Association, Greer, S. C., its successors and assigns, all the rents and profits accruing from the said premises, the right to the retention of the said property and/or rents and profits thereof and thereon, so long as the same herein set out are not more than sixty (60) days in arrears, but if at any time any rent or profit due for insurance premiums or taxes, shall be past due and unpaid, or should the premises herein set out be taken charge of by any Circuit or County Judge of this State, at Chambers or otherwise, for the enforcement of the debt to take charge of the mortgaged premises, designate a reasonable rental therefor, and collect and apply the same to the payment of the costs and expenses of such collection, to the said debt, interest, taxes, fire insurance and assessments, without accountability for anything more than the rents and profits actually received.

PROVIDED, ALWAYS, nevertheless, and on this express condition that if the said Mortgagor, my Heirs, or Legal Representatives shall on or before the 15th day of each and every month from and after the date of these presents, pay or cause to be paid to the said Citizens Building and Loan Association, Greer, S. C., its successors or assigns, the monthly installments and other amounts due thereon, until said debt and all interest and amounts due thereon, shall have been paid in full, that this deed of mortgage and sale shall be and become null and void; otherwise to remain in full force and virtue.

And it is further stipulated that the said Mortgagor to hold and enjoy the said premises until default of payments shall be made, but upon default in the payments or other covenants herein stipulated for a period of sixty (60) days, then and in such event the said Association may, at its option, declare the whole amount hereunder at once due and payable, together with all costs and expenses including a reasonable attorney's fee, and the right to foreclose this mortgage and sale therein for satisfaction thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 21st day of September, in the year of our Lord, One Thousand Nine Hundred and forty-eight and in the One Hundred and seventy-third year of American Independence.

Signed, Sealed and Delivered in the presence of: H. B. McGarity, Oda Armstrong (L.S.)

State of South Carolina } COUNTY OF GREENVILLE

PERSONALLY appeared H. B. McGarity and made oath that he saw the within named Oda Armstrong sign, seal and as his act and deed, deliver the within written Deed; and that deponent, together with W. K. Childers witnessed the execution thereof.

SWORN To before me this the 21st day of September 19 48 W. K. Childers (L.S.) Notary Public for South Carolina H. B. McGarity

State of South Carolina } COUNTY OF GREENVILLE

I, W. K. Childers a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Naomi S. Armstrong the wife of the within named Oda Armstrong 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 CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors 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 21st day of September 19 48 W. K. Childers (L.S.) Notary Public for South Carolina Naomi S. Armstrong