And the said mortgagor agree to insure the house and buildings on said lot [illegible] than FIFTEEN HUNDRED & NO/100 - 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 deliver the same to the mortgagee. And if the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in his 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, We hereby assign the rents and profits of the above described premises to said mortgagee, or his 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 thereafter (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 we, the said mortgagor s 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 mortgagors are to hold and enjoy the said Premises until default of payment shall be made.

WITNESS our hand sand seals, this 25th day of September in the year of our Lord one thousand, nine hundred and forty-eight and in the one hundred and year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Mollie F. Wood
William I. Bouton

R. B. Phillips (L. S.)
Christine McGee Phillips (L. S.)
(L. S.)
(L. S.)

The State of South Carolina

Greenville County.

Mortgage of Real Estate

PERSONALLY appeared before me Mollie F. Wood and made oath that she he saw the within named R. B. Phillips and Christine McGee Phillips sign, seal and as their act and deed deliver the within written deed, and that s he with William I. Bouton witnessed the execution thereof.

SWORN TO before me this 25th day. of September A. D. 1948
William I. Bouton (L. S.)
Notary Public for South Carolina

Mollie F. Wood

The State of South Carolina

Greenville County.

Renunciation of Dower.

I, William I. Bouton, do hereby certify unto all whom it may concern that Mrs. Christine McGee Phillips the wife of the within named R. B. Phillips 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 H. K. Townes, Attorney, his Heirs and Assigns, all her interest and estate, and also all her right and calimn of Dower of, in ~~or to~~ all and singular the Premises within mentioned and released.

Given under my hand and seal, this 25th day of September A. D. 19 48
William I. Bouton (L. S.)
Notary Public for South Carolina

Christine McGee Phillips

Recorded September 25th. 1948 at 10:46 A. M. #21202