

AND IT IS AGREED, by and between the said parties, that I, the mortgagor, am to hold and enjoy the said premises until default of payment shall be made.

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 and expenses without liability to account for anything more than the rents and the profits actually collected.

WITNESS my hand and seal this 16th day of August in the year of our Lord one thousand nine hundred and Forty-Nine.

Signed, Sealed and Delivered in the presence of

John W. James (L.S.)
Rachel D. Trotter (L.S.)
Edward Ryan Hamer

State of South Carolina, County of Greenville.

PROBATE

PERSONALLY APPEARED BEFORE ME Rachel D. Trotter and made oath that she saw the within named John W. James sign, seal and as his act and deed deliver the within written deed and that s he with Edward Ryan Hamer, witnessed the execution thereof.

NOTARY PUBLIC seal: Edward Ryan Hamer, Notary Public, S. C. Sworn to before me this 16th day of August, A. D. 19 49.

Rachel D. Trotter (Signature)

State of South Carolina, County of Greenville.

RENUNCIATION OF DOWER

I, Edward Ryan Hamer, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Nettie H. James, the wife of the within named John W. James 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 Guardian Life Insurance Company of South Carolina, 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.

NOTARY PUBLIC seal: Edward Ryan Hamer, Notary Public, S. C. Given under my hand and seal this 16th day of August, A. D. 1949.

Nettie H. James (Signature)