

to insure the land and buildings on said land for not less than (\$20,000.00) Dollars, in a sum equal to the mortgage, and keep the same insured from loss or damage by fire, theft, or any other cause, during the continuation of this mortgage, and make good the same in the event of loss or damage, and that in the event we shall at any time be insured as above provided and be required to pay the insurance under this mortgage. Upon failure of the mortgagor to pay the mortgage, or any part thereof, the mortgagee may, at his option, cause the same to be sold, and the proceeds thereof to be applied to the payment of the same, and it is the true intent and meaning of the parties to these contracts that we, the mortgagors, do and shall well and truly pay, or cause to be paid unto the said mortgagee, with interest thereon, if any shall be due, according to the terms of the mortgage, and that this deed of bargain and sale shall cease, determine, and be void, if the mortgagors should fail to pay the same in full force and virtue.

And it is the true intent and meaning of the parties to these contracts that we, the mortgagors, do and shall well and truly pay, or cause to be paid unto the said mortgagee, with interest thereon, if any shall be due, according to the terms of the mortgage, and that this deed of bargain and sale shall cease, determine, and be void, if the mortgagors should fail to pay the same in full force and virtue.

Witness my hand and seal this 20th day of August in the year of our Lord one thousand nine hundred and forty nine.

Sealed, Signed and Delivered in the presence of

*J. H. Price, Jr.* (L.S.)  
*Paul P. Efstration* (L.S.)  
*James R. Ballas* (L.S.)  
 \_\_\_\_\_ (L.S.)  
 \_\_\_\_\_ (L.S.)

State of South Carolina, }  
 County of Greenville. } PROBATE

PERSONALLY APPEARED BEFORE ME J. D. Poag  
 and made oath that he saw the within named Paul Efstration and James Ballas

sign, seal and as their act and deed deliver the within written deed and that he with  
 J. H. Price, Jr. witnessed the execution thereof.

Sworn to before me, this 20th day of August, A. D. 19 49.

*J. D. Poag* (SEAL)  
 Notary Public, S. C. } *J. H. Price, Jr.*

State of South Carolina, }  
 County of Greenville. } RENUNCIATION OF DOWER

I, J. H. Price, Jr. a Notary Public for South Carolina,  
 do hereby certify unto all whom it may concern, that Mrs. Constance M. Efstration, wife of Paul P. Efstration, and Mrs. Lucile E. Ballas, wife of James Ballas

each 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 The Peoples National Bank of Greenville, S. C. as Trustee under an agreement with Shriners Hospital for Crippled Children, its successors and assigns ~~Her and his~~ 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 20th day of August, A. D. 19 49.

*J. H. Price, Jr.* (SEAL)  
 Notary Public, S. C. } *Constance M. Efstration*  
*Lucile E. Ballas*

Recorded August 20th, 1949 at 11:18 A. M. #19661