

The mortgagor agrees to keep the buildings on the mortgaged premises insured in an amount not less than \$1,000.00 (fire & extended coverage) and assign the policy or policies to the mortgagee. In the event the mortgagor should fail to do so, the mortgagee may insure the property in his own name and add the premium cost to the mortgage indebtedness.

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 his Heirs, Executors, Administrators, Successors 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, apply 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 I, the said mortgagor, 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 mortgagor is to hold and enjoy the said Premises until default of payment shall be made. IN WITNESS WHEREOF, I have hereunto set my hand and seal,

this 18th day of November in the year of our Lord one thousand, nine hundred and Forty-Nine and in the one hundred and seventy-fourth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

J. Milton Williams
M. Elaine Weems

Walter S. Griffin, Jr. (L.S.)
(L.S.)
(L.S.)
(L.S.)

The State of South Carolina, Greenville County.

PERSONALLY appeared before me M. Elaine Weems and made oath that he saw the within named Walter S. Griffin, Jr. sign, seal and as his act and deed deliver the within written deed, and that she with J. Milton Williams witnessed the execution thereof.

SWORN TO before me this 18th day of November A. D. 1949. J. Milton Williams (L.S.) Notary Public for South Carolina.

M. Elaine Weems

The State of South Carolina, County.

Dower Not Necessary - Purchase Money Mortgage - Renunciation of Dower.

I, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. the wife of the within named 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.

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 day of A. D. 19 (L.S.) Notary Public for S. C.

Recorded November 21st, 1949, at 2:11 P.M. #27597