

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 10th day of February in the year of our Lord one thousand nine hundred and fifty-three.

Signed, Sealed and Delivered in the presence of

Francis Raines
Edward Ryan Hamer

David G. Traxler (L.S.)
(L.S.)

State of South Carolina,
County of Greenville.

PROBATE

PERSONALLY APPEARED BEFORE ME Frances Raines
and made oath that s he saw the within named David G. Traxler
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.

Given to before me this 10th day of February, A. D. 19 53
Edward Ryan Hamer (SEAL)
Notary Public, S. C.

Francis Raines

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. Julia P. Traxler,
David G. Traxler, 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 The First National Bank of Greenville, S.C., as Guardian
for Patricia Ann Poe, 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.

Given under my hand and seal this 10th day of February, A. D. 19 53
Edward Ryan Hamer (SEAL)
Notary Public, S. C.

Julia P. Traxler

Recorded February 12th, 1953 at 10:02 A. M. # 3335