

AND IT IS AGREED, by and between the said parties, that we, the mortgagors, are 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 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 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 our hands and seals this _____ day of November _____ in the year of our Lord one thousand nine hundred and fifty-three.

Signed, Sealed and Delivered
in the presence of

Wit
Floyd Mann
Paul C. Owens

James P. Ducker (L. S.)
Mavis T. Ducker (L. S.)

State of South Carolina,
County of Greenville.

PROBATE

PERSONALLY APPEARED BEFORE ME

and made oath that he saw the within named James P. Ducker and Mavis T. Ducker sign, seal and as their act and deed deliver the within written deed and that he with witnessed the execution thereof.

Sworn to before me, this

day of November _____, A. D. 1953
Paul C. Owens (SEAL)
Notary Public, S. C.

Floyd Mann

State of South Carolina,
County of Greenville.

RENUNCIATION OF DOWER

I, _____ a Notary Public for South Carolina,
do hereby certify unto all whom it may concern, that Mrs. Mavis T. Ducker
the wife of the within named
James P. Ducker 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 J. C. Roper, d/b/a Southern Motor Company,
his 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 November _____, A. D. 19 53
Paul C. Owens (SEAL)
Notary Public, S. C.

Mavis T. Ducker

Recorded November 23rd, 1953, at 4:46 P.M. #25537