TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and his Heirs and Assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Mortgagee and his Heirs and Assigns, from and against myself and my Heirs and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor(s) agree(s) to insure the house and buildings on said lot in a sum not less than full insurable value, both fire insurance and ~~DOLLARS~~, extended coverage, in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire and other hazards, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor(s) shall at any time fail to do so, then the said mortgagee may cause the same to be insured in mortgagor(s) name and be reimbursed for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, the mortgagor(s) 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 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 the said mortgagor(s), 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(s) shall hold and enjoy the said Premises until default of payment shall be made.

WITNESS my hand and seal, this 4th day of December in the year of our Lord one thousand, nine hundred and fifty-three.

Signed, sealed and delivered in the presence of:

Frankie R. Boling

Ansel M. Hawkins

James Walter Brown Jr. (L.S.)

_____ (L.S.)

_____ (L.S.)

_____ (L.S.)

State of South Carolina

County Of Greenville

ss:

PERSONALLY appeared before me Frankie R. Boling and made oath that she saw the within named James Walter Brown, Jr., sign, seal and as his act and deed deliver the within written deed, and that she with Ansel M. Hawkins witnessed the execution thereof.

SWORN TO before me this 4th day of December A. D., 1953.

Ansel M. Hawkins (L.S.)
Notary Public for South Carolina

Frankie R. Boling

State of South Carolina

County Of Greenville

Renunciation of Dower

I, Ansel M. Hawkins, a Notary Public for S.C., do hereby certify unto all whom it may concern that Mrs. Betty H. Brown the wife of the within named James Walter Brown, Jr. 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 Carl Allen Howell and 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 4th day of December A. D., 1953.

Ansel M. Hawkins (L.S.)
Notary Public for South Carolina

Betty H. Brown

Recorded December 16th. 1953 at 4:03 P. M. #27239