

And I, the said mortgagee, shall insure the said premises for not less than Five Thousand and No/100ths (\$ 5,000.00 ) Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire or other casualty, by standard insurance during the continuance of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided, and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium, taxes, other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

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 said debt or sum of money aforesaid, with interest thereon, if any shall 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 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 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 my hand and seal this 12th day of July in the year of our Lord one thousand nine hundred and Fifty-Seven.

Signed, Sealed and Delivered  
in the presence of

*Eva Grey Hutchins*  
*Joseph H. Earle, Jr.*

*Robert Adams Jr.* (L. S.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (L. S.)

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

PERSONALLY APPEARED BEFORE ME Eva Grey Hutchins  
and made oath that she saw the within named Robert Adams, Jr.

sign, seal and as his act and deed deliver the within written deed and that she with  
Joseph H. Earle, Jr. witnessed the execution thereof.

Sworn to before me, this 12th  
day of July, A. D. 1957

*Joseph H. Earle, Jr.* (SEAL)  
Notary Public, S. C.

*Eva Grey Hutchins*

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

I, Eva Grey Hutchins, a Notary Public for South Carolina,  
do hereby certify unto all whom it may concern, that Mrs. Annie Marie Adams  
the wife of the within named  
Robert Adams, 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 James F. Davenport, 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 12th  
day of July, A. D. 1957

*Eva Grey Hutchins* (SEAL)  
Notary Public, S. C.

*Annie Marie Adams.*