

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 their 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 26th day of January in the year of our Lord one thousand nine hundred and fifty-nine.

Signed, Scaled and Delivered in the presence of Paul M. Carruthers (L.S.) and John P. Mann (L.S.)

State of South Carolina } PROBATE County of Greenville.

PERSONALLY APPEARED BEFORE ME Jack L. Bloom and made oath that he saw the within named Paul D. Carruthers sign, seal and as his act and deed deliver the within written deed and that he with John P. Mann witnessed the execution thereof.

Sworn to before me, this 26th day of January, A. D. 19 59 Notary Public, S. C. (Signature: Jack L. Bloom)

State of NORTH Carolina } RENUNCIATION OF DOWER Forsyth County of Greenville.

I, Virginia J. Tucker a Notary Public for North Carolina, do hereby certify unto all whom it may concern, that Mrs. Carlotta Marsh Carruthers the wife of the within named Paul M. Carruthers 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 Herbert D. Beier and Lillian E. Beier their 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 26th day of January, A. D. 19 59 Notary Public, N. C. (Signatures: Mrs. Paul M. Carruthers, Carlotta Marsh Carruthers)

My commission expires December 6, 1960 Recorded January 26th, 1959 at 2:45 P.M. # 18963