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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 2nd day of September in the year of our Lord one thousand nine hundred and fifty-nine

Signed, Sealed and Delivered in the presence of

Herman E. Cox
W. R. Woods

James R. Baker (L.S.)

(L.S.)

State of South Carolina,
County of Greenville.

PROBATE

PERSONALLY APPEARED BEFORE ME W. R. Woods
and made oath that he saw the within named James R. Baker
sign, seal and as his act and deed deliver the within written deed and that he with
Herman E. Cox witnessed the execution thereof.

Sworn to before me, this 2nd day of September, A. D. 19 59
Herman E. Cox (SEAL)
Notary Public, S. C.

W. R. Woods

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. Juanita W. Baker
the wife of the within named
James R. Baker 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 Smiley Campbell and E. F. Strickland, 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 3rd day of September, A. D. 19 59
Herman E. Cox (SEAL)
Notary Public, S. C.

Juanita W. Baker

Recorded September 4th, 1959, at 10:26 A.M. #7523