

AND IT IS AGREED, by and between the said parties, that we, the mortgagor-s, 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 20th day of August in the year of our Lord one thousand nine hundred and sixty.

Signed, Sealed and Delivered in the presence of

Elizabeth S. Reid Edward Ryan Hamer James W. Townsend (L.S.) Mary M. Townsend (S.)

State of South Carolina, County of Greenville. PROBATE PERSONALLY APPEARED BEFORE ME Elizabeth S. Reid and made oath that he saw the within named James W. Townsend and Mary M. Townsend sign, seal and as his act and deed deliver the within written deed and that she with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me, this 20th day of August, A. D. 1960 Edward Ryan Hamer (SEAL) Notary Public, S. C. Elizabeth S. Reid

State of South Carolina, County of Greenville. RENUNCIATION OF DOWER I, Edward Ryan Hamer a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Mary M. Townsend the wife of the within named James W. Townsend 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 Waco F. Childers, Jr., 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 20th day of August, A. D. 1960 Edward Ryan Hamer (SEAL) Notary Public, S. C. Mary M. Townsend