PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgager..., 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 enjoy the said premises until default of payment shall be made.

And if at any time any part of said debt, interest, taxes or fire insurance premiums thereon, be past due and unpaid, I hereby, without notice or further proceedings, assign the rents and profits of the above described premises to the said mortgagee_, or his Heirs, Executors, Administrators, or Assigns (provided

scribed premises to the said mortgagee..., or here is seen described are occupied by a tenant), and should said premises be occupied by the mortgager... herein and said paying become past due and unpaid, then I do hereby agree that said mortgagee..., its News and Assigns, may apply to any Judge of the Circuit Court of said State, at chambers or otherwise, or to any Judge of the County of a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds (after paying the cost of collection) upon said debt, interest, costs and expenses without liability to account for anything more than the rents and profits actually collected. WITNESS my hand 17thday of and seal January in the year of our Lord one thousand nine hundred and Sixty One Signed, Sealed and Delivered in the presence of Bennington State of South Carolina, PROBATE County of Greenville. PERSONALLY APPEARED BEFORE ME Jeff R. Richardson, Jr. and made oath that he saw the within named E. D. Bennington sign, seal and as act and deed deliver the within written deed and that he with Joseph H. Earle, Jr. witnessed the execution thereof. Sworn to before me, this 17th . A. D. 1961 State of South Carolina, RENUNCIATION OF DOWER County of Greenville. Joseph H. Earle, Jr. a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Mary S. Bennington the wife of the within named E. D. Bennington 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 Wooten Corporation of Wilmington, its successors. E. D. Bennington MANS 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 January 🚆 , A. D. 19 61

Notary Public, S. C. (SEAL)

Mary S. Bennington

Recorded January 17th, 1961, at 4:00 P.M. #17929