

AND IT IS AGREED, by and between the said parties, that we, the mortgagor-s, are 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 s, 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 our hands and seals this 11th day of February in the year of our Lord one thousand nine hundred and sixty-one

Signed, Sealed and Delivered

in the presence of

*W. R. Woods*  
*J. M. E. Johnston, Jr.*

*Emmett K. Bearden* (L. S.)  
*Clara T. Bearden* (L. S.)

State of South Carolina,  
County of Greenville.

PROBATE

PERSONALLY APPEARED BEFORE ME John E. Johnston, Jr.

and made oath that he saw the within named Emmett K. Bearden and Clara T. Bearden sign, seal and as their act and deed deliver the within written deed and that he with W. R. Woods witnessed the execution thereof.

Sworn to before me, this 11th day of February, A. D. 1961.  
*W. R. Woods* (SEAL)  
Notary Public, S. C.

*John E. Johnston, Jr.*

State of South Carolina,  
County of Greenville.

RENUNCIATION OF DOWER

W. R. Woods, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Clara T. Bearden

Emmett K. Bearden the wife of the within named 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 Julius A. Dalpiaz and Clara T. Dalpiaz,

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 11th day of February, A. D. 1961.  
*W. R. Woods* (SEAL)  
Notary Public, S. C.

*Clara T. Bearden*

Recorded February 13th. 1961, at 9:29 A.M., #20100.