

AND we do hereby agree to pay all taxes and other public assessments against this property on or before the first day of January of each calendar year...

And the Mortgagor (do)(does) hereby agree, upon demand of the Mortgagee, at any time, to pay on or before the 5th day of each succeeding month...

And it is further agreed that as a part of the consideration for the loan herein secured, that the Mortgagor shall keep the premises herein described in good repair, and should they fail to do so, the Mortgagee, its successors and assigns, may enter upon said premises at any time...

And as additional and further security to the debt herein secured, the said Mortgagor (do)(does) hereby assign, set over and transfer unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns, all the rents and profits accruing from the said premises...

PROVIDED; ALWAYS, nevertheless, and on this express condition that if the said Mortgagor, our Heirs, or Legal Representatives, shall on or before the fifth day of each and every month from and after the date of these presents, pay or cause to be paid to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors or assigns, the monthly installments and other items as herein set out...

And it is further stipulated that the said Mortgagor to hold and enjoy the said premises until default of payments shall be made, but upon default in the payments or other covenants herein stipulated for a period of sixty (60) days, then in such event the said Association may, at its option, declare the whole amount hereunder at once due and payable...

IN WITNESS WHEREOF, we have hereunto set our hands and seals, the 16 day of September, in the year of our Lord, One Thousand Nine Hundred and sixty-one, and in the One Hundred and Eighty-sixth year of American Independence.

Signed, Sealed and Delivered in the presence of Carl L. Whitley, Joe Stewart, James P. Eskew Farmer, Thomas F. Farmer (L.S.)

State of South Carolina COUNTY OF GREENVILLE

PERSONALLY appeared Carl L. Whitley and Thomas F. Farmer and Joe Stewart, his act and deed, deliver the within written Deed, and that deponent, together with Joe Stewart, witnessed the execution thereof.

Notary Public for South Carolina My commission expires 16 day 19 61 Bonded by American Surety Co.

Margaret Ann Whitley (S.) Notary Public for South Carolina

Carl L. Whitley

State of South Carolina COUNTY OF GREENVILLE

I, W. A. Hedlock, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Fannie P. Eskew Farmer the wife of the within named Thomas F. Farmer 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 convey unto the within named CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors 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 16th day of September 19 61 W. A. Hedlock (L.S.) Notary Public for South Carolina

Fannie P. Eskew Farmer