

If any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage.

AND IT IS AGREED, by and between the said parties, that we, the mortgagors, 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, or its successors 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 29 day of November in the year of our Lord one thousand nine hundred and sixty-three.

Signed, Sealed and Delivered in the presence of

W.W. Wilkins
Genobia Cox

Ben A. Leppard as trustee for
James Franklin Leppard (L.S.)
James Franklin Leppard (L.S.)

State of South Carolina }
County of Greenville.

PROBATE

PERSONALLY APPEARED BEFORE ME Genobia Cox

and made oath that he saw the within named Ben A. Leppard as trustee for James Franklin Leppard, and James Franklin Leppard sign, seal and as their act and deed deliver the within written deed and that he with

W. W. Wilkins

witnessed the execution thereof.

Sworn to before me, this 29 day of November, A. D. 19 63

W.W. Wilkins (SEAL)
Notary Public, S. C.

Genobia Cox

State of South Carolina }
County of Greenville.

RENUNCIATION OF DOWER
James Franklin Leppard, unmarried

I, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs.

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

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 day of , A. D. 19

(SEAL)
Notary Public, S. C.