

TOGETHER with, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises unto the said Mortgagee, and his Heirs and Assigns forever. And

do hereby bind Myself, and my Heirs, Executors and Administrators to warrant and forever defend, all and singular, the said premises unto the said Mortgagee, and his Heirs and Assigns, from and against myself, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim, the same, or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than Dollars (in a company or companies satisfactory to the mortgagee), and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee, and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in his name, and reimburse for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, the 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 or expenses, without liability to account for any thing more than the rents and profits actually collected.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if the said mortgagor 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 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 the said mortgagor to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my hand and seal, this 4th day of January, 1920, in the year of our Lord one thousand nine hundred and

Signed, Sealed and Delivered in the Presence of Sara Flynn, Allie Southern

John Austin (L.S.) Sara Flynn (L.S.) Allie Southern (L.S.)

STATE OF SOUTH CAROLINA, County of Greenville. Personally appeared before me, James R. Bates, Notary Public for S.C., who being duly sworn, deposes and says that he is the holder of the within written deed of bargain and sale, and that the same has not been assigned or otherwise disposed of, and that the bona fide purchaser of the same has not been lost or called of record. This deponent has signed his name to the foregoing and has subscribed and sworn to the same in the presence of the undersigned Notary Public for S.C. on the 4th day of January, 1920.

THE STATE OF SOUTH CAROLINA, Greenville County. MORTGAGE OF REAL ESTATE.

Personally appeared before me Sara Flynn and made oath that she saw the within named John Austin

sign, seal, and as his act and deed, deliver the within written Deed; and that she, with Allie Southern, witnessed the execution thereof.

SWORN to before me this 29th day of January, A. D. 1920, James R. Bates (SEAL) Notary Public for South Carolina. Sara Flynn

THE STATE OF SOUTH CAROLINA, Greenville County. RENUNCIATION OF DOWER.

I, James R. Bates, a not. pub. for S.C. do hereby certify unto all whom it may concern, that Mrs. Charlotte Austin wife of the within named John Austin 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 B. D. Goldsmith, & 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 29th day of January, A. D. 1920, James R. Bates (L.S.) Notary Public for South Carolina. Charlotte Austin

Recorded for Jan 30, 1920