

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any-wise incident or appertaining.

TO HAVE AND TO HOLD, All and singular the said premises unto the said J. J. Abercrombie, his heirs, and assigns, forever. And I do hereby bind myself, my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said J. J. Abercrombie, 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 agrees to insure the house and buildings on said lot in the sum of not less than Forty nine Hundred Dollars, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said J. J. Abercrombie and that in the event the mortgagor shall at any time fail to do so, then the said mortgage may cause the same to be insured in his name, and reimburse himself for the premium and expense of such insurance under this mortgage.

And the said agrees to pay the said debt or sum of money with interest thereon, according to the true intent and meaning of the said Note, together with all cost and expenses which the said shall incur or be put to, including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.

PROVIDED ALWAYS, NEVERTHELESS, And it is the true intent and meaning of the parties to these Presents, that if I the said Chas. P. Benson do and shall well and truly pay, or cause to be paid, unto the said J. J. Abercrombie 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 I am to hold and enjoy the said premises until default of payment shall be made.

WITNESS my Hand and Seal, this 3rd day of January in the year of our Lord one thousand nine hundred and twenty one and in the one hundred and 45th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and delivered in the presence of Helen A. Morgan, B. A. Morgan, Chas. P. Benson, (L. S.), (L. S.), (L. S.)

STATE OF SOUTH CAROLINA, } Greenville County.

MORTGAGE OF REAL ESTATE.

PERSONALLY appeared before me Helen A. Morgan and made oath that she saw the within named Chas. P. Benson sign, seal, and as his act and deed deliver the within written Deed; and that she with B. A. Morgan witnessed the execution thereof.

SWORN to before me, this 3rd day of January A. D. 1921. B. A. Morgan (SEAL) Notary Public for S. C. Helen A. Morgan.

STATE OF SOUTH CAROLINA, } Greenville County.

RENUNCIATION OF DOWER

I, B. A. Morgan, a Notary Public do hereby certify unto all whom it may concern that Mrs. Addie Cannon Benson the wife of the within named Chas. P. Benson 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 J. J. Abercrombie, 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 3rd day of January A. D. 1921. B. A. Morgan (L. S.) Notary Public for S. C. Addie Cannon Benson.

Recorded for January 17th 1921.