

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.....

..... heirs and assigns forever. And said mortgagor..... does hereby bind *himself and his* heirs, executors, administrators and assigns to execute or procure any

further necessary assurances of title to said premises, the title to which is *clear except as above stated* and also to warrant and forever defend all and singular said premises

unto said mortgagee..... and *her* heirs and assigns,

from and against said mortgagor..... and *his* heirs, executors, administrators and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

AND said mortgagor..... agree..... to keep the buildings on said land insured against damage by fire in a company or companies satisfactory to said mortgagee.....

in a sum not less than..... Dollars, and to deliver the insurance policies to said mortgagee.....; and on failing to do so, said mortgagee..... may cause same to be insured and recover the expense of such insurance, with interest, under this mortgage, or may foreclose as though this mortgage were past due; and in the event of other insurance and contribution among the insurers, the holder of this mortgage shall receive from the aggregate insurance moneys a sum equal to the debt secured hereby.

AND it is agreed between said parties, that if said mortgagor..... or *his* heirs, executors, administrators or assigns shall fail to pay all taxes and assessments upon said premises when the same shall first

become payable, the holder of this mortgage may cause same to be paid, with all penalties and costs incurred thereon, and recover the same under this mortgage, with interest; and in case of default in paying any taxes or assessments when the same shall first become payable, or in complying with any other provision of this mortgage, the entire debt intended to be secured hereby shall forthwith become due, at the option of the holder of this mortgage, who may at once foreclose the same, although the period fixed for the payment of said debt may not then have expired; and if said holder is compelled to pay any taxes upon this mortgage or any note or bond intended to be secured hereby, or upon the said debt, or to pay the premiums on any insurance on said property, then (unless said taxes and premiums are forthwith paid by some person other than said holder) the entire debt intended to be secured hereby shall forthwith become due, at the option of said holder, who may at once foreclose this mortgage, although the period fixed for the payment of said debt may not then have expired.

AND if at any time any part of said debt, or interest thereon, be past due and unpaid, said mortgagor..... does hereby assign the rents and profits of said

premises to said mortgagee..... or *her* heirs, executors, administrators or assigns, and agree that any Judge of the Circuit Court of said State may, in any County in said State, at Chambers or otherwise, appoint a receiver, with authority to take possession of said premises, lease out the same anew, if he should so elect, and collect said rents and profits, applying the net proceeds thereof (after paying costs and expenses of collection and management, and reasonable compensation to such receiver) upon said debt, interest and attorney's fees, without liability to account for anything 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 said mortgagor..... do *well* and truly pay or cause to be paid said debt, with interest and attorney's fees, if any be due, and perform all obligations hereof according to the true intent and meaning hereof, 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 said mortgagor..... *is* to hold and enjoy the said premises until default of payment shall be made.

WITNESS *my* hand..... and seal..... this *second* day of *September* in the year of our Lord one thousand nine hundred and *twenty-six* and in the one hundred and *fiftieth* year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Lois E. Rives } *Roy J. Crosby* (L. S.)
L. O. Patterson } (L. S.)
..... (L. S.)
..... (L. S.)

THE STATE OF SOUTH CAROLINA, } **PROBATE.**
Greenville County.

PERSONALLY appeared before me..... *Lois E. Rives*
and made oath that *5* he saw the within named..... *R. J. Crosby*

sign, seal, and as..... *his* act and deed, deliver the within written Deed; and that *5* he, with.....
L. O. Patterson witnessed the execution thereof.

SWORN to before me, this..... *third*
day of..... *September* A. D. 192*6* }
L. O. Patterson (L. S.) } *Lois E. Rives*
Notary Public for South Carolina.

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

I,..... *L. O. Patterson a notary Public for S. C.* do hereby certify unto all whom it may concern, that Mrs..... *Vida E. Crosby*, the wife of the within named..... *R. J. Crosby*, 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..... *Sophia H. Hendrix, her* 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..... *third*
day of..... *September* A. D. 192*6* }
L. O. Patterson (L. S.) } *Vida E. Crosby*
Notary Public for South Carolina.

Recorded *Sept 4th at 1:40 P.M.* 192*6*