

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 Leitzens Lumber Co. its
successors ~~his Heirs and Assigns~~ forever. And
said corporation in company, its successors
it does hereby bind does itself, its successors and assigns, to warrant
and forever defend all and singular the said Premises unto the said Leitzens Lumber Company
its successors ~~his Heirs and Assigns~~ from and against
itself, its and its Successors and Assigns and every person whomso-
ever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and building on said lot in a sum not less than
One Thousand nof. 00 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 its name and reimburse itself
for the premium and expenses 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, said corporation
hereby assigns 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 thereafter (after paying cost of collection) upon said debt, interest, costs or expenses; 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
the said mortgagor, does and shall well and truly pay or cause to be paid unto the said mortgagee the 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 is to hold
and enjoy the said Premises until default of payment shall be made.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these Presents to be subscribed by its duly author-
ized officers
on this, the 1st day of February in the
year of our Lord one thousand nine hundred and ~~twenty~~ thirty-six and in the one hundred and
year of the Sovereignty and Independence of the United States.

Signed, Sealed and Delivered in the Presence of:
Eula Johnson
J. Langston

Central Agencies Co.
By Wm R. Simmons, Pres.
Eva M. Donald Simmons
Secretary

STATE OF SOUTH CAROLINA,
County of Greenville.

PERSONALLY appeared before me Eula Johnson and made oath that
she saw Wm R. Simmons is President and Eva M. Donald
Simmons, Secretary of Central Agencies Co.
a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal; and as the act and deed of said corporation, deliver the within
written mortgage, and that he, with J. Langston witnessed the execution thereof.

SWORN to before me, this 4th
day of Feb A. D. 1936.
J. Langston (L. S.)
Notary Public for South Carolina.

Eula Johnson

Recorded February 7 1936, at 2:33 o'clock, P. M.