

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 we

do hereby bind ourselves and our 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 us and our
Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same, or any part thereof.

And the said Mortgagor S. agree to insure the house and buildings on said lot in a sum not less than One Thousand
(\$1000.00) 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 said Mortgagee..., and that in the event that the mortgagor S. shall at any time fail to do so, then the said mortgagee... may
cause the same to be insured in his name and reimburse himself.

for the premium and expenses of such insurance under this mortgage, with interest. or may proceed to foreclose as though
this mortgage were past due

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 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 hereof (after paying costs of collection) upon the 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 we
the said mortgagor S., 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 S. are to hold and enjoy the said
Premises until default of payment shall be made.

WITNESS our Hand S. and Seal S., this 2nd day of January
in the year of our Lord one thousand nine hundred and thirtysseven and in the one hundred and
61st year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Pearl Brewer
Lora Campbell

J. A. Ferguson (Seal)
J. S. Burrell (Seal)
(Seal)
(Seal)

THE STATE OF SOUTH CAROLINA,
Greenville County

MORTGAGE OF REAL ESTATE

PERSONALLY appeared before me Pearl Brewer
and made oath that she saw the within named J. A. Ferguson and J. S. Burrell

sign, seal, and as their act and deed, deliver the within written Deed; and that she, with
Lora Campbell witnessed the execution thereof.

SWORN to before me, this 2nd
day of January A. D. 1937
Lora Campbell (SEAL)
Notary Public for South Carolina } Pearl Brewer

THE STATE OF SOUTH CAROLINA,
Greenville County.

RENUNCIATION OF DOWER

I, Lora Campbell Notary Public for South Carolina,
do hereby certify unto all whom it may concern, that Mrs. Mamie L. Ferguson
wife of the within named J. A. Ferguson did this day appear before me,
and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever
renounce, release and forever relinquish unto the within named M. A. Smith, 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 2nd
day of January A. D. 1937
Lora Campbell (SEAL)
Notary Public for South Carolina } Mamie L. Ferguson

Recorded Jan 2nd 1937 at 12:40 o'clock, P. M.