

G.R.E.M.-2a

thence along the rear line of Lots 113 and 114, S. 19-17 W. 135 feet to an iron pin in the rear line of Lot 140, said pin being 5 feet North from the joint rear line of Lot 140 and Lot 141; thence S. 71-0 E. 140 feet to an iron pin in the front line of Lot 140 on the West side of Parkwood Drive; thence with the West side of Parkwood Drive, N. 19-17 E. 135 feet to the beginning corner. The above property was conveyed to the Central Realty Corporation by deeds of O.P. Earle Conservator of Mechanics Building and Loan Association and Central Agencies Company, dated April 11, 1939 and February 5, 1936, recorded in the RMC Office for Greenville County, S.C. in Deed Book 212, Page 312 and Deed Book 194, Page 30. This mortgage and the note secured hereby are executed by the undersigned officers of Central Realty Corporation pursuant to the power and authority conferred on us by resolution of the Board of Directors of Central Realty Corporation duly called and held April 4, 1946.

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 The First National Bank of Greenville, its SUCCESSORS

~~XXXXXX~~ and Assigns forever. And it do hereby bind itself, its Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said The First National Bank of Greenville, its successors

~~XXXXXX~~ and Assigns, from and against it and its successors ~~XXXXXX~~, 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 Seventeen Thousand and Five Hundred (\$17,500.00) Dollars, in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and tornado 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 expense of such insurance upon this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, it hereby assign the rents and profits of the above described premises to said mortgagee, or its successors ~~XXXXXX~~ 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 costs 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 that it is the true intent and meaning of the parties to these Presents, that if it, the said mortgagor

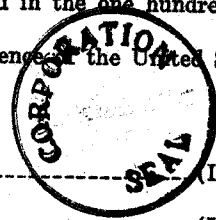
do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagor to hold and enjoy the said Premises until default of payment shall be made. In witness whereof the undersigned has caused this instrument to be signed by its duly authorized ~~XXXXXX~~ XXXXXX and its corporate seal to be hereunto affixed this 4th day of April 1946 in the year of our Lord one thousand, nine hundred and Forty-Six and in the one hundred and Seventieth year of the Independence of the United States

Signed, sealed and delivered in the presence of  
Patrick C. Fant  
Margaret H. Spencer

CENTRAL REALTY CORPORATION  
By:

Wm. R. Timmons, (L. S.)  
President  
By: Eva McDonald Timmons, (L. S.)  
Secretary (L. S.)



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

Personally appeared before me Margaret H. Spencer

and made oath that he saw the within named William R. Timmons, as Secretary of Central Realty Corporation, and Eva McDonald Timmons, as Secretary of said Corporation sign, seal and as the ~~XXXXXX~~ XXXXXX act and deed deliver the within written deed, and that he with Patrick C. Fant witnessed the execution thereof.

SWORN TO before me this 4th

day of April A. D. 19 46  
Patrick C. Fant (L. S.)  
Notary Public for South Carolina.

Margaret H. Spencer

THE STATE OF SOUTH CAROLINA, (Mortgagor - Corporation)  
County of Greenville. RENUNCIATION OF DOWER.

I, \_\_\_\_\_ Notary Public for S. C.,

do hereby certify unto all whom it may concern that Mrs. \_\_\_\_\_ the wife of the within named \_\_\_\_\_ 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 \_\_\_\_\_

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 \_\_\_\_\_

day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_

(Seal)  
Notary Public, S. C.