

MORTGAGE OF REAL ESTATE

AND the said Mortgagor further covenants and agrees to keep the buildings on said premises constantly insured for the benefit of the Mortgagee, against loss by fire, tornado and such other casual...

AND should the Mortgagee, by reason of any such insurance against loss as aforesaid, receive any sum or sums of money for any damage to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured...

AND it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law deducting any lien thereon from the value of land, for the purpose of taxation, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage...

AND it is further covenanted and agreed that the mailing of a written notice and demand by depositing it in any post-office, station, or letter-box, enclosed in a postpaid envelope addressed to the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage...

AND it is further covenanted and agreed by said parties that in default of the payment by said Mortgagor of all or any taxes, charges and assessments which may be imposed by law upon the said mortgaged premises or any part thereof...

AND the said Mortgagor further covenants and agrees, should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any default in the covenants and agreements herein contained, to pay all costs of collection and litigation, together with a reasonable attorney's fee...

IN WITNESS WHEREOF, the Mortgagee has hereunto set his hand and seal this 30th day of January

in the year of our Lord one thousand nine hundred and forty-seven, and in the one hundred and seventy-first year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of Mary Louise Simpson, J. LaRue Hinson, Wallace W. Welter (LS)

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, RENUNCIATION OF DOWER

I, J. LaRue Hinson, a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. Frances S. Welter

the wife of the within named Wallace W. Welter

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 C. Douglas Wilson & Co., its successors 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 30th day of January, A. D. 1947, Frances S. Welter, J. LaRue Hinson, Notary Public for South Carolina.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, ss. Personally appeared before me Mary Louise Simpson and made oath that he saw the above named Wallace W. Welter

sign, seal and as his act and deed deliver the above written mortgage for the uses and purposes therein mentioned, and that he with J. LaRue Hinson

SWORN to before me this 30th day of January, A. D. 1947, Mary Louise Simpson, J. LaRue Hinson, Notary Public for South Carolina.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, ss. Personally appeared before me X

and made oath that he saw sign, affix the corporate seal of the above named and as the act and deed of said corporation deliver the above written mortgage, and that he with witnessed the execution thereof.

SUBSCRIBED and sworn to before me this day of A. D., 19 Notary Public for South Carolina.

Recorded January 31st 1947 at 3:00 o'clock P. M. By: EC

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, ASSIGNMENT

FOR VALUE RECEIVED C. Douglas Wilson & Co., hereby assigns, transfers and sets over to Metropolitan Life Insurance Company the within mortgage and the note which the same secures without recourse.

DATED this 30th day of January, 1947.

In the Presence of: Juanita Bryson, J. LaRue Hinson, By: C. DOUGLAS WILSON & CO. Sidney M. Wilson, Secretary

Assignment Recorded January 31st 1947 at 3:00 o'clock P. M. By: EC

mention herein of "Mortgagor" or "Mortgagee" shall include the heirs, executors, administrators, successors, and assigns of the party so designated.