

The above described land is _____ the same conveyed to _____ by _____ on the _____ day of _____ 19____ deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book _____ Page _____

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 South Carolina National Bank, as Trustee for the Employees Retirement Plan of Union Bleachery, its successors

~~Heirs~~ and Assigns forever.

And we do hereby bind ourselves _____, our Heirs, ^{Successors,} Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~ and Assigns, from and against us, our Heirs, ^{successors,} 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 land for not less than -----Forty-Four Thousand and No/100----- Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event we shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagor_____, 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 shall 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 we _____, the mortgagor_____, are to hold and enjoy the said premises until default of payment shall be made.

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 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 thereof (after paying costs of collection) upon said debt, interest, costs and expenses without liability to account for anything more than the rents and the profits actually collected.

WITNESS our hand and seal this 30th day of April in the year of our Lord one thousand nine hundred and fifty-six.

Signed, Sealed and Delivered in the presence of

Patricia Anderson
Paul M. Bell

Aleene B. Williams (LS)
Aleene B. Williams
TEXTILE WAREHOUSE COMPANY, INC. (LS)
By: *W. Lewis Williams* (L. S.)
President
Betty Jane Hamby (L. S.)
Secretary

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