

AND IT IS AGREED, by and between the said parties, that I, the mortgagor, am 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 I hereby assign the rents and profits of the above described premises to said mortgagee, or its successors, 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 my hand and seal this 12th day of January in the year of our Lord one thousand nine hundred and sixty.

Signed, Sealed and Delivered in the presence of

Handwritten signatures of witnesses and the mortgagor, Seth W. Scruggs, with (L.S.) notations.

TEXAS State of South Carolina County of Greenville McLennan

PROBATE

PERSONALLY APPEARED BEFORE ME S. E. Paine and made oath that he saw the within named Seth W. Scruggs sign, seal and as his act and deed deliver the within written deed and that he with J. O. Goldsmith witnessed the execution thereof.

Sworn to before me, this day of 9 January, A. D. 19 60

Notary Public Seal of Paul H. Coffman, State of Texas, My commission expires: 1961

TEXAS State of South Carolina County of Greenville McLennan Paul H. Coffman

RENUNCIATION OF DOWER

I, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Bobbie H. Scruggs the wife of the within named Seth W. Scruggs 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 The Peoples National Bank of Greenville, South Carolina, its successors, Executors 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 9 January, A. D. 1960

Notary Public Seal of Paul H. Coffman, State of Texas, My commission expires: 6-1-61

Handwritten signature of Bobbie H. Scruggs