

then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue. And it is agreed, by and between the said parties, that the mortgagor is to hold and enjoy the said premises until default of payment shall be made.

And it is further agreed and covenanted between the said parties that in case the debt secured by this mortgage or any part thereof is collected by suit or action of this Mortgage is foreclosed, or be put into the hands of any Attorney for collection, suit, action or foreclosure, the said Mortgagor, their heirs, executors and Administrators or Assigns, shall be chargeable with all costs of collection, including ten percent of the principal and interest on the amount involved as attorney's fees, which shall be due and payable at once, which charges and fees, together with all costs and expenses, are hereby secured and may be recovered in any suit or action hereupon or hereunder.

It is further agreed that as a further security for the payment of the Note or Obligations, for the performance of all the terms of said note and all the conditions and covenants of this mortgage, that the Mortgagor hereby assigns, sets over and transfers to the Mortgagee their heirs, executors, Administrators and Assigns, all of the rents and income of the premises herein described for each and every year that the same remains unpaid, after default, together with all rights and remedies for enforcing collection of same; and, that, upon filing suit of foreclosure, or at any time thereafter, the Mortgagee, his Heirs, Administrator or Assigns, shall be entitled to have a receiver appointed to take charge of the premises herein described, together with all rights and remedies for enforcing collecting therefrom during such litigation, and to hold the same subject to the orders and the directions of the Court in which the action is begun.

WITNESS our hands and seals, this 12th day of July, in the year of our Lord one thousand nine hundred and Sixty-Two and in the one hundred Eighty-Fifth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in presence of

Donald A. McClure
John A. McRae, Jr.

Blair A. Hall (Seal)
Irene W. Hall (Seal)

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Donald A. McClure
Personally appeared before me ~~Blair A. Hall and wife, Irene W. Hall~~ and made oath that he saw the within named Blair A. Hall and wife, Irene W. Hall sign, seal and as their act and deed, deliver the within written Deed; and that he with John A. McRae, Jr. witnessed the execution thereof.

Sworn to and subscribed before me; this 12th day of July, 1962.

John H. Hunnicutt
Notary Public

Donald A. McClure

My commission expires: July 30, 1962

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

RENUNCIATION OF DOWER

I, Joan H. Hunnicutt, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Irene W. Hall the wife of the within named Blair A. Hall 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 person whomsoever, renounce, release and forever relinquish unto the within named Calvin W. McDaniel and wife, Virginia W. McDaniel their heirs and assigns, all her interest and estate, and also 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 12th day of July, 1962.

Joan H. Hunnicutt
Notary Public

Irene W. Hall (Seal)

My commission expires: July 30, 1962

Recorded July 17th, 1962 at 9:30 A.M.
No. 1865