

923 PAGE 214

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 Capital Discount Company its successors and assigns forever. And I do hereby bind myself, my heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Capital Discount Company, its successors and assigns, from and against myself, my heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor my heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in the sum of Seven Hundred Forty-Six and 64/100 Dollars, and assign the policy of insurance to the said Capital Discount Company

or assigns. And in case he or they shall at any time neglect or fail so to do, then the said Capital Discount Company, its successors or assigns, may cause the same to be insured in its or their own name, and reimburse itself or themselves for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, That said Mortgagor heirs and assigns, shall pay promptly all taxes, assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgagee shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said Mary Sue Sherbert do and shall well and truly pay, or cause to be paid unto the said Capital Discount Company, its successors or assigns 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 promissory note and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, its successors and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.

AND IT IS AGREED by and between the parties, that in the case of foreclosure of this mortgage, by suit or otherwise, the mortgagee shall recover of the mortgagor a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

WITNESS Our Hand and Seal this 19th day of May, 1963, in the year of our Lord one thousand nine hundred and Sixty-Three and in the one hundred and 187th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
William Naidoff Jr. (L.S.)
Walter C. Swanson (L.S.)
STATE OF SOUTH CAROLINA, COUNTY of _____

PERSONALLY appeared before me William Naidoff Jr. and Walter C. Swanson and made oath that they saw the within-named Mary Sue Sherbert sign, seal, and as her act and deed, deliver the within-written Deed; and that William Naidoff Jr. witnessed the execution thereof.

SWORN to before me this 19th day of May, 1963 A. D. 1963
Notary Public for South Carolina. (L.S.)

STATE OF SOUTH CAROLINA, COUNTY of _____ RENUNCIATION OF DOWER I, 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. 1963 (L.S.)

Notary Public for South Carolina. Recorded May 23, 1963 at 10:28 A. M. #30187