

The above described land is the same conveyed to me by Augustus G. Hart on the 1st day of December 1916 deed recorded in Register Mesne Conveyance for Greenville County, in Book 29 Page 145 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 Fannie S. Charles, her Heirs 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 mortgagee, her Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

And I the said mortgagor, agree to insure the house and buildings on said land for not less than Three hundred dollars Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and reimbursed for the premium and expense of such insurance under this mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I 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 I the said mortgagor, am to hold and enjoy the said Premises until default of payment shall be made, in which event the mortgagee or his representative or assigns shall be entitled to take possession immediately, without notice, receive the rent and profits and apply them to said debt until the same is paid.

WITNESS my hand and seal this 4th day of April in the year of our Lord one thousand nine hundred and nineteen and in the one hundred and forty third year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of: Julia S. Charles, Anna M. Beatty, H.R. Martin (L.S.)

STATE OF SOUTH CAROLINA, PROBATE. Greenville County. PERSONALLY appeared before me Julia S. Charles and made oath that he saw the within named H.R. Martin sign, seal and as his act and deed deliver the within written Deed; and that Anna M. Beatty witnessed the execution thereof. SWORN to before me, this 19th day of April A. D. 1919. Thos F. Goldsmith Notary Public, S. C. Julia S. Charles

STATE OF SOUTH CAROLINA, RENUNCIATION OF DOWER. Greenville County. I, R. G. Stone a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Geneva B. Martin the wife of the within named H.R. Martin 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 Fannie S. Charles, her 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 22 day of April A. D. 1919. R. G. Stone Notary Public, S. C. Geneva B. Martin

Recorded April 24th 1919