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 J. O. Westmoreland, his heirs and assigns forever. And I do do hereby bind myself, my heirs and assigns to warrant and forever defend, all and singular, the said premises unto the said J. O. Westmoreland, his Heirs and Assigns, from and against me, my heirs 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 lot in a sum not less than Two thousand & five hundred Dollars (in a company or companies satisfactory to the mortgagee), and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee, and that in the event that the mortgagor shall at any time fail to do so, the said mortgagee may cause the same to be insured in L. A. Arnold name, and reimburse J. O. Westmoreland for the premium and expense of such insurance under this mortgage, with interest.

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 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 or expenses; without liability to account for any thing more than the rents and profits actually collected.

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 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 the said mortgagor is now in possession of the premises hereby granted, and shall continue in such possession until default of payment shall be made.

WITNESS my hand and seal, this 14th day of January in the year of our Lord one thousand nine hundred and forty four (1944) and in the one hundred and 19th year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

J. A. Pollard (L. S.)
J. E. Porter (L. S.)
F. D. Ellis (L. S.)
(L. S.)

THE STATE OF SOUTH CAROLINA, Greenville County.

MORTGAGE OF REAL ESTATE

Personally appeared before me J. A. Pollard and made oath that he saw the within named J. E. Porter sign, seal and as his act and deed, deliver the within written Deed; and that he, with F. D. Ellis witnessed the execution thereof.

SWORN to before me this 14th day of January A. D. 1925.

J. A. Pollard

F. D. Ellis (SEAL.)
Notary Public for South Carolina.

THE STATE OF SOUTH CAROLINA, Greenville County.

RENUNCIATION OF DOWER.

I, F. D. Ellis, a notary public do hereby certify unto all whom it may concern, that Mrs. Maud A. Arnold the wife of the within named J. E. Porter 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 J. O. Westmoreland and his 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 14th day of January A. D. 1925.

F. D. Ellis (L. S.)
Notary Public for South Carolina.

Recorded for January 21, 1925 at 11:30 A. M.

For valuable consideration I do assign, transfer and convey the within mortgage and the debt and interest therein mentioned unto J. O. Westmoreland, his heirs and assigns, without recourse on me. Witness my hand and seal this 18th day of January 1927.

Witness: J. A. Pollard
L. E. Porter (L. S.)

State of South Carolina, County of Greenville. Personally appeared before me J. A. Pollard who on oath says that he saw the within named L. E. Porter sign, seal and as his act and deed deliver the within assignment and that he with F. D. Ellis witnessed the execution thereof.

Sworn to before me this 18th day of January 1927.

J. A. Pollard
F. D. Ellis
Notary Public for South Carolina.

Assignment of mortgage recorded June 18th 1927 at 11:30 a.m.