

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 Jas. M. Richardson, his Heirs and Assigns forever. And I myself, my Heirs, Executors and Administrators and forever defend, all and singular, the said premises unto the said Jas. M. Richardson, his Heirs and Assigns, from and against me and my Executors, Administrators 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 _____ Dollars (in a company or companies satisfactory to the mortgagee _____), and keep the same insured from loss or damage, 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, then the said mortgagor his may cause the same to be insured in his name, and reimburse himself 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 above described premises to said mortgagee his, or his Heirs, Executors, Administrators or Assigns, and agree that any Judge of the 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, and the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the amount actually collected.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if I the 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 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 this deed shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that the said mortgagor is to hold and enjoy the said premises until default of payment shall be made.

WITNESS my Hand _____ and Seal _____, this 5th day of February in the year of our Lord one thousand nine hundred and twenty-one and in the one hundred and forty-fifth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
W. M. Walters } J. P. Ables (L. S.)
E. D. Allen } _____ (L. S.)
 _____ } _____ (L. S.)
 _____ } _____ (L. S.)

THE STATE OF SOUTH CAROLINA, } MORTGAGE OF REAL ESTATE.
Greenville County. }
 Personally appeared before me W. M. Walters
 and made oath that _____ he saw the within named J. P. Ables
 sign, seal, and as his act and deed, deliver the within written Deed; and that _____ he, with E. D. Allen
 _____ witnessed the execution thereof.

SWORN to before me, this 5th day of February A. D. 1921
E. D. Allen (SEAL.)
 Notary Public for South Carolina. W. M. Walters

THE STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER.
Greenville County. }
 I, Geo. W. Long
 do hereby certify unto all whom it may concern, that Mrs. Bonnie M. Ables
 wife of the within named J. P. Ables 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 Jas. M. Richardson, 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 5th day of February A. D. 1921
Geo. W. Long (SEAL.)
 Notary Public for South Carolina. Bonnie M. Ables
 Recorded for February 26th, 1921