

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 William Elliott & Robert Gage, Receivers as aforesaid, their successors heirs and assigns, forever. And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said William Elliott & Robert Gage, Receivers as aforesaid, their successors heirs and assigns, from and against myself and my heirs, executors, administrators and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

AND the said \_\_\_\_\_ agree to insure the house and buildings on said lot in the sum of not less than \_\_\_\_\_ Dollars, and keep the same insured from loss or damage by fire and assign the policy of insurance to the said \_\_\_\_\_ and that in the event the mortgagor shall at any time fail to do so, then the said \_\_\_\_\_ may cause the same to be insured in \_\_\_\_\_ name, and reimburse \_\_\_\_\_ for the premium and expense of such insurance under this mortgage.

And the said \_\_\_\_\_ agrees to pay the said debt or sum of money with interest thereon, according to the true intent and meaning of the said Note \_\_\_\_\_, together with all cost and expenses which the said \_\_\_\_\_ shall incur or be put to, including a reasonable attorney's fee \_\_\_\_\_, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.

PROVIDED ALWAYS, NEVERTHELESS, And it is the true intent and meaning of the parties to these Presents, that if I the said E. R. Taylor do and shall well and truly pay, or cause to be paid unto the said William Elliott & Robert Gage Receivers as aforesaid 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 bond, 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 ~~and~~ parties, that in the case of fore closure 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 a lien and enjoy the said premises until default of payment shall be made. this mortgage, and shall be included in judgment of fore closure.

WITNESS my Hand and Seal, this 14<sup>th</sup> day of January \_\_\_\_\_ in the year of our Lord one thousand nine hundred and thirty-five and in the one hundred and fifty-ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of W. B. Jones } E. R. Taylor (L. S.)  
Lyde Hipp } (L. S.)  
(L. S.)

STATE OF SOUTH CAROLINA, } MORTGAGE OF REAL ESTATE  
Greenville County. }

PERSONALLY appeared before me, Lyde Hipp and made oath that \_\_\_\_\_ he saw the within named E. R. Taylor sign, seal, and as his act and deed, deliver the within written Deed; and that \_\_\_\_\_ he with \_\_\_\_\_ witnessed the execution thereof.

SWORN to before, this 14<sup>th</sup> day of Feb A. D. 1935  
W. A. Jones Notary Public for S. C. (SEAL)

Lyde Hipp

STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER  
Greenville County. }

I, W. A. Jones, N.P. for S.C. do hereby certify unto all whom it may concern that Mrs. Thelma B. Taylor the wife of the within named E. R. Taylor 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 William Elliott and Robert Gage, Receivers as aforesaid 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 1<sup>st</sup> day of Feb A. D. 1935  
W. A. Jones (L. S.)  
Notary Public for S. C.

Thelma B. Taylor

Recorded for February 2nd at 11:55 a. m. 1935