

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. Rolfe Babb, Guardian,
his heirs and assigns, forever. And we

do hereby bind ourselves and our heirs, executors and administrators,
to warrant and forever defend all and singular the said premises unto the said J. Rolfe Babb, Guardian,
his heirs and assigns, from and against us and our
heirs, 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 One Thousand
and no/100 (\$1,000.00) 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, then the said
mortgagee may cause the same to be insured in our name and reimburse himself
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 we hereby assign the rents and profits of the
above described premises to said mortgagee, or his 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 thereafter (after paying costs of collection), upon said debt, interest, cost or expenses; without liability to account for anything 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 we the
said mortgagor do and shall well and truly pay or cause to be paid unto the said mortgagee the 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, other-
wise to 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 our hand s and seal s, this tenth day of February
in the year of our Lord nineteen hundred and ~~twenty~~ thirtysseven and in the one hundred and ~~fourty~~ sixtyfirst
year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
C. L. Thomas } as to M. H.
J. H. Henderson } Coleman
Ben F. Perry }
Howell Hammond }
A. R. Allen }
Lucy O. Pierson }
THE STATE OF SOUTH CAROLINA, }
Greenville County. }
M. H. Coleman L. S.
Shelma Coleman L. S.
Baniak Coleman (L. S.)
Rosa Coleman (L. S.)
Bertie Coleman (L. S.)
Florence L. Austin (L. S.)

MORTGAGE OF REAL ESTATE.

PERSONALLY appeared before me Ben F. Perry
and made oath that he saw the within named Baniak Coleman, Rosa Coleman
and Bertie Coleman
sign, seal, and as their act and deed, deliver the within written Deed; and that he, with
Howell Hammond witnessed the execution thereof.

SWORN to before me, this 6th
day of March A. D. 1937
Lucy O. Pierson (SEAL) }
Notary Public for South Carolina. } Ben F. Perry

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

I, _____
do hereby certify unto all whom it may concern, that Mrs. _____
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. 192_____

Notary Public for South Carolina. (L. S.)