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 MANNING-GEER CO., its Successors and Assigns. 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 MANNING-GEER CO., its Successors 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 mortgagor agree to pay when due all taxes and assessments which may be imposed by law upon said mortgaged premises and to deliver to the mortgagee, at its home office in Greenville, South Carolina, twenty (20) days after such taxes or assessments become due and payable, receipts showing such payments, and upon default in making such payments or delivering such receipts, the mortgagee without notice to or demand upon the mortgagor may, at its option, pay the amount of any such tax or assessment, with any expenses attending payment thereof, and the same shall be a lien on the mortgaged premises and be secured by the note and this mortgage; and the whole amount hereby secured, if not then due, shall thereupon, if the mortgagee so elect, become due and payable forthwith, anything herein contained to the contrary notwithstanding.

In the event of the passage after the date of this mortgage of any law of the State of South Carolina deducting from the value of land for the purpose of taxation any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of collection of any such taxes so as to affect in any manner whatsoever this mortgage or the interest of the mortgagee, the whole of the principal sum secured by this mortgage, together with interest due thereon, shall at the option of the mortgagee, without notice to the mortgagor, Heirs, Executors, Administrators or Assigns, become immediately due and payable.

And the said mortgagor agree to insure the house and buildings on the said lot in a sum of not less than ..... DOLLARS, in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy or policies of insurance to the said mortgagee, and to furnish to the mortgagee at least seven (7) days before the expiration of any policy a renewal thereof; 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 its name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time the mortgagor shall fail to keep any of the covenants herein contained, or to pay any of said moneys as they become due and payable by the terms of said note, as stipulated to be paid herein; or if default be made in the payment of said taxes or assessments; or if default be made in the said insurance agreement as provided herein; or if the buildings and improvements are not kept in good repair; or in case any tax or assessment is assessed in South Carolina against the debt or note secured hereby, or the interest in said premises of said mortgagee, its successors or assigns; or upon the rendering by any Court of competent jurisdiction of a decision that the undertaking by the mortgagor, as herein provided, to pay any tax or taxes, is legally inoperative, then, at the option of said mortgagee, its successors or assigns, the whole indebtedness and all sums secured by this mortgage, to-wit: principal and interest then accrued on said note, and all advances made to or on account of the mortgagor herein for taxes, assessments, premiums on insurance, and charges of any kind, shall at once become due and payable without notice, irrespective of maturity, and this mortgage may be foreclosed for the whole amount of said moneys, interest, costs and attorney's fees.

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 its successors 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, costs 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 I 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; otherwise to remain in full force and virtue.

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

WITNESS my hand and seal, this 1st day of December in the year of our Lord one thousand, nine hundred and twenty-five and in the one hundred and fiftieth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:

P. F. Perry — Frances L. Mayer (L. S.)

J. M. Bailey (L. S.)

(L. S.)

PROBATE.

STATE OF SOUTH CAROLINA, County of Greenville.

PERSONALLY appeared before me P. F. Perry and made oath that he saw the within named Frances L. Mayer sign, seal, and as her act and deed, deliver the within written deed; and that he, with J. M. Bailey witnessed the execution thereof.

SWORN to before me, this 1st day of December, 1925 — P. F. Perry

Lula K. Smith (L. S.)
Notary Public for South Carolina.

RENUNCIATION OF DOWER.

STATE OF SOUTH CAROLINA, County of Greenville.

I, J. C. Saunders, Notary Public S. C., do hereby certify unto all whom it may concern that Mrs. Jessica C. Mayer, the wife of the within named Frances L. Mayer 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 MANNING-GEER CO., its Successors and Assigns, all her interest and estate and also her right and claim of Dower, in, of or to all and singular the Premises within mentioned and released.

Given under my hand and seal, this 1st day of December, A. D. 1925 — Jessica C. Mayer

J. C. Saunders (L. S.)
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA, County of Greenville.

In consideration of the payment of the principal sum of ..... DOLLARS, the receipt of which is hereby acknowledged, MANNING-GEER CO., the owner and holder of the within mortgage, and the notes which the same is given to secure, does hereby assign, transfer and set over to ..... the within mortgage and the note which the same secures, without recourse.

IN THE PRESENCE OF:

MANNING-GEER CO.,

By .....

Recorded 8th day of December 1925, at 5:05 o'clock, P. M.