

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. L. Pace, his

his Heirs and Assigns forever. And said corporation does hereby bind itself  
~~it does hereby bind~~ its successors and assigns, to warrant  
and forever defend all and singular the said Premises unto the said J. L. Pace,  
his Heirs and Assigns from and against  
and its Successors and Assigns and every person whomso-  
ever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and building 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 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          name and reimburse         

         for the premium and expenses 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, said corporation does  
         hereby assigns 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 thereafter (after paying cost 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           
        , the said mortgagor, does 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 the said mortgagor is          to hold  
and enjoy the said Premises until default of payment shall be made.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these Presents to be subscribed by its duly author-  
ized officers           
         on this, the Fifteenth day of January in the  
year of our Lord one thousand nine hundred and twenty Thirty and in the one hundred and Fifty-fourth  
         year of the Sovereignty and Independence of the United States.

Signed, Sealed and Delivered in the Presence of:  
E. Bruns } L. H. Stinger, V. President  
J. B. Galphin } M. M. Hewell, Secretary

STATE OF SOUTH CAROLINA, }  
County of Greenville. }

PERSONALLY appeared before me E. Bruns and made oath that  
he saw L. H. Stinger as Vice President and M. M. Hewell as Secretary  
of American Land & Investment Co.,  
a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal; and as the act and deed of said corporation, deliver the within  
written mortgage, and that he, with J. B. Galphin witnessed the execution thereof.

SWORN to before me, this 16th  
day of January A. D. 1930  
J. B. Galphin (L. S.) } E. Bruns  
Notary Public for South Carolina.

Recorded January 17th 1930, at 1120 o'clock, P. M.