

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 PIEDMONT SAVINGS AND TRUST COMPANY, its successors and assigns forever.

And I do hereby bind myself and my heirs, executors or administrators, to warrant and forever defend all and singular the said Premises unto the said PIEDMONT SAVINGS AND TRUST COMPANY, its successors and assigns, from and against myself and my heirs, executors or administrators, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED by and between the said parties, that the said mortgagor or his heirs, executors, administrators or assigns, shall and will forthwith insure the house and buildings on the said lot in a company or companies which shall be acceptable to said PIEDMONT SAVINGS AND TRUST COMPANY and keep the same insured to the amount of Six hundred fifty \$100

Dollars, from damage or loss by fire during the continuance of this mortgage and make loss under said policy of insurance payable to the said PIEDMONT SAVINGS AND TRUST COMPANY, its successors or assigns; and that in case the said mortgagor or his heirs, executors, administrators or assigns, shall at any time fail or neglect or refuse to do so, then the said expenses of insurance, with interest thereon at the rate of eight per cent. per annum.

AND IT IS FURTHER AGREED by and between the said parties, that the said mortgagor or his heirs, executors, administrators or assigns, shall and will at all times hereafter during the continuance of this mortgage, pay and discharge all taxes and assessments upon the said premises whenever the same shall become due and payable; and that in case the said mortgagor or his heirs, executors, administrators or assigns, shall at any time fail or neglect or refuse to pay and discharge the same, then the said PIEDMONT SAVINGS AND TRUST COMPANY, its successors or assigns, may pay and discharge the same, and reimburse itself, themselves, or herself hereunder therefor, with interest at eight per cent. per annum.

AND IT IS EXPRESSLY AGREED AND STIPULATED that in case the said mortgagor or his heirs, executors, administrators or assigns, shall fail or neglect or refuse to pay or cause to be paid, the interest provided for in said note, or any part thereof, after the same become due and payable, as aforesaid or shall fail or neglect or refuse to insure or keep insured the house and buildings on said lot, or to assign the policy of insurance them for said rents and profits after deduction of all sums paid by it or them for the maintenance and improvement of such property, expenses in collection of such rents, and profits, taxes, insurance and all sums expended by it or them in connection with the collection of such rents and profits; and for this purpose the mortgagor hereby con- gage be charged with the collection of the rents and profits of said property and the maintenance thereof; it being agreed that the net amount received by the said Company, or its successors or assigns, after the payment of said costs, insurance, taxes and expenses, is to be applied to the payment of such debt or any balance due thereon.

And if default shall be made in the payment of the said sum of money above mentioned, when the same is due, or any interest that may become due thereon, or any part of said interest and principal, when the same becomes due, then it shall be lawful for the said PIEDMONT SAVINGS AND TRUST COMPANY, by its proper officers or for its successors or assigns, to enter into and upon the premises hereby granted or intended to be, take possession thereof, and collect the rents and profits thereon; it being agreed that the said Company, or its successors or assigns, shall only be liable to account to the mortgagor for the amount actually received by it or them for said rents and profits after deduction of all sums paid by it or them for the maintenance and improvement of such property, expenses in collection of such rents, and profits, taxes, insurance and all sums expended by it or them in connection with the collection of such rents and profits; and for this purpose the mortgagor hereby con- gage be charged with the collection of the rents and profits of said property and the maintenance thereof; it being agreed that the net amount received by the said Company, or its successors or assigns, after the payment of said costs, insurance, taxes and expenses, is to be applied to the payment of such debt or any balance due thereon.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the said parties that if the said mortgagor or his heirs, executors, administrators or assigns, do and shall well and truly pay, or cause to be paid unto the said PIEDMONT SAVINGS AND TRUST COMPANY, its successors or assigns, the said debt or sum of money aforesaid, with interest thereon, if any shall be due, and shall forthwith insure and keep insured, or cause so to be done, the house and buildings on said lot, and assign the policy of insurance as aforesaid, and pay and discharge or cause to be paid and dis- it shall remain in full force and virtue.

AND IT IS AGREED AND UNDERSTOOD by and between the said parties, that the said mortgagor or his heirs or assigns, or other breach committed, to hold and enjoy the said premises until default of payment shall be made.

Witness my hand and seal at Greenville S.C. this 4th day of June in the year of our Lord one thousand nine hundred and twenty-nine and in the one hundred and 53rd year of Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the presence of Catherine Pitte } J. Lee Poole (L. S.) James R. Bates } (L. S.) (L. S.)

STATE OF SOUTH CAROLINA, County of Greenville } BEFORE me personally appeared Catherine Pitte and made oath that she saw the within named J. Lee Poole sign, seal and as his act and deed, deliver the within deed; and that she, with James R. Bates witnessed the execution thereon. SWORN to before me, this 4th day of June A. D. 1929 James R. Bates (L. S.) Notary Public for S. C. Catherine Pitte

STATE OF SOUTH CAROLINA, County of Greenville } RENUNCIATION OF DOWER I, James R. Bates, N. P. do hereby certify unto all whom it may concern, that Mrs. Ruth S. Poole the wife of the within named J. Lee Poole 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 PIEDMONT SAVINGS AND TRUST COMPANY, its successors 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 4th day of June A. D. 1929 James R. Bates (L. S.) Notary Public for S. C. Ruth S. Poole

Recorded June 4th 1929 at 12:30 o'clock P. M.