

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 Premises before mentioned unto the said Home Building and Loan Association, its 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 Home Building and Loan Association, its Successors Heirs and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagor does hereby covenant and agree to procure and maintain insurance in an amount not less than _____ dollars against all loss or damage by fire, in some insurance company acceptable to the mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance to the mortgagee as additional security, and in default thereof said mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the same. In case said mortgagor shall fail to procure and maintain (either or both) such insurance as aforesaid, the whole debt secured hereby shall, at the option of the mortgagee, become immediately due and payable, and this without regard to whether or not said mortgagee shall have procured or maintained such insurance as above permitted.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgagee shall have the same rights and options as above provided in case of insurance.

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 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 thereof (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 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 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 is to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my hand and seal, this 31st day of May in the year of our Lord one thousand, nine hundred and forty-four in the one hundred and Sixty-eighth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of F. G. Hunter Sybal Jameson J. M. Moffitt (L. S.) (L. S.) (L. S.) (L. S.)

THE STATE OF SOUTH CAROLINA } Probate. Greenville County Pickens County PERSONALLY appeared before me F. G. Hunter and made oath that he saw the within named James M. Moffitt sign, seal and as his act and deed deliver the within written deed, and that he with Sybal Jameson witnessed the execution thereof. SWORN TO before me this 31st day of May, A. D., 1944 S. O. Capell (L. S.) Notary Public for South Carolina. F. G. Hunter

THE STATE OF SOUTH CAROLINA } Renunciation of Dower. Greenville County Pickens County I, S. O. Capell Notary Public for S. C., do hereby certify unto all whom it may concern that Mrs. Elizabeth W. Moffitt the wife of the within named James M. Moffitt 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 Home Building and Loan Association, its Successors 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 31st day of May, A. D., 1944 S. O. Capell (L. S.) Notary Public for S. C. Mrs Elizabeth W. Moffitt

Recorded June 5th, 1944 at 10 o'clock a. M.

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than twenty five hundred and no 100 dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire and assigns the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so they the said mortgagee may cause the same to be insured in my name and reimburse itself for the premium and other expenses.