

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 C. P. Phillips  
his 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 C. P. Phillips

his 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.

And the said Mortgagor agree to insure the house and buildings on said lot in a sum not less than Fifteen Hundred  
Dollars (in a company or companies satisfactory to the mortgage...), and keep the same insured from loss or damage  
by fire, and assign the policy of insurance to said Mortgagee..., and that in the event that the mortgagor... shall at any time fail to do so, then the said mort-  
gagee... may cause the same to be insured in his own name and reimburse himself  
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 he 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 thereof (after paying costs of collection) upon the 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 said 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... to hold and enjoy the said  
Premises until default of payment shall be made.

WITNESS my Hand and Seal, this 15<sup>th</sup> day of January  
in the year of our Lord one thousand nine hundred and Twenty-four and in the one hundred and 14<sup>th</sup>  
year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

G. C. Bell } L. L. Bensen } L. L. Bensen (Seal.)  
L. L. Bensen } L. J. Johnson } L. J. Johnson (Seal.)  
} } L. J. Johnson (Seal.)  
} } L. J. Johnson (Seal.)

THE STATE OF SOUTH CAROLINA, } MORTGAGE OF REAL ESTATE  
Greenville County. }

PERSONALLY appeared before me G. C. Bell  
and made oath that he saw the within named L. J. Johnson  
sign, seal, and as his and read, deliver the within written Deed; and that he, with L. L. Bensen  
L. L. Bensen witnessed the execution thereof.

SWORN to before me, this 15<sup>th</sup> day of January A. D. 1924  
L. L. Bensen Notary Public for South Carolina. G. C. Bell

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

I, L. L. Bensen  
do hereby certify unto all whom it may concern, that Mrs. Priscilla Johnson  
wife of the within named L. J. Johnson did this day appear before me  
and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or per-  
sons whomsoever renounce, release and forever relinquish unto the within named C. P. Phillips

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 15<sup>th</sup> day of January A. D. 1924  
L. L. Bensen Notary Public for South Carolina. Priscilla Johnson

Recorded May 18 1926, at 9.35 o'clock, A. M.