

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 Simmons Realty Co.
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 Simmons Realty Co., its
successors Heirs 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 insure the house and buildings on said lot in a sum not less than Five Hundred
00 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 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 his name
and reimburse Simmons Realty Co.
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... hereby assign 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 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 13th day of Dec
in the year of our Lord one thousand nine hundred and thirty five and in the one hundred
and sixty year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Henry Fairchild } Ira McKenney (L. S.)
A. G. Gower } (L. S.)
(L. S.)
(L. S.)

THE STATE OF SOUTH CAROLINA, } **MORTGAGE OF REAL ESTATE**
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Henry Fairchild
and made oath that he saw the within named Ira McKenney

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with
A. G. Gower witnessed the execution thereof.

SWORN to before me, this 13th
day of December, A. D. 1935 } Henry Fairchild
A. G. Gower (Seal)
Notary Public for South Carolina

THE STATE OF SOUTH CAROLINA, } **RENUNCIATION OF DOWER**
COUNTY OF GREENVILLE.

I, A. G. Gower, a Notary Public, a Notary Public for South Carolina,
do hereby certify unto all whom it may concern, that Mrs. Ira McKenney
wife of the within named Ira McKenney 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 persons whomsoever, renounce, release and forever relinquish unto the within named Simmons Realty Co.,
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 13th
day of December, A. D. 1935 } Mrs. Ira McKenney
A. G. Gower (Seal)
Notary Public for South Carolina

Recorded December 13th, 1935 at 2:30 O'clock P. M.