

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 E. R. Griffin and Stewart Lumber Company,  
their/successors

Heirs/and Assigns forever. And said/ ~~to~~ company does ~~hereby bind~~ and assigns ~~itself and its successors~~ ~~XXXXXXXXXXXXXXXXXXXX~~ to warrant and forever defend all and singular the said Premises unto the said E. R. Griffin and Stewart Lumber Company, their

successors  
Heirs/and Assigns, from and against said company, its  
Successors  
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\_s to insure the house and buildings on said lot in a sum not less than Two Thousand and No/100  
(\$2,000.00) Dollars, in a company or companies satisfactory to the mortgagees, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagees; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagees may cause the same to be insured in its name and reimburse themselves for the premium and expense 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 hereby assign the rents and profits of the above described premises to said mortgagees, or their 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 costs 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 that it is the true intent and meaning of the parties to these Presents, that if does ~~xxx~~ 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 said mortgagor is to hold and enjoy the said Premises until default of payment shall be made. In Witness whereof said U S Building Company has caused this instrument to be signed by its duly authorized officers, and its corporate seal to be hereunto affixed this the 11th day of April in the year of our Lord one thousand, nine hundred and forty-one and in the one hundred and sixty-fifth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of  
Patrick C. Fant  
Hazel M. McMahan

U S Building Company (L. S.)  
By Ira A. Giles, Jr. (L. S.)  
President  
And W. B. Lewis, (L. S.)  
Secretary (L. S.)

THE STATE OF SOUTH CAROLINA,  
County of Greenville,

MORTGAGE OF REAL ESTATE

Personally appeared before me Hazel M. McMahan

and made oath that he saw ~~xxxxxxx~~ Ira A. Giles, Jr., as President, and W. B. Lewis, as Secretary of U S Building Company sign, seal with the corporate seal and as the act and deed deliver the within written deed, and that he with Patrick C. Fant of said corporation witnessed the execution thereof.

SWORN TO before me this 11th  
day of April A. D. 1941  
Patrick C. Fant (L. S.)  
Notary Public for South Carolina.

Hazel M. McMahan

THE STATE OF SOUTH CAROLINA,  
County of Greenville,

MORTGAGOR A CORPORATION  
RENUNCIATION OF DOWER

I, \_\_\_\_\_ Notary Public for S. C.,

do hereby certify unto all whom it may concern that Mrs. \_\_\_\_\_  
the wife of the within named \_\_\_\_\_  
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 \_\_\_\_\_

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 \_\_\_\_\_  
day of \_\_\_\_\_ A. D. 19\_\_\_\_  
\_\_\_\_\_  
(Seal)  
Notary Public, S. C.

Recorded April 14th 1941 at 11:43 o'clock A. M.

By N.S.