

GRHM-3-a

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appurtenant to the said Premises, I do hereby convey unto the said Permanent Fund, Church Home Orphanage and its successors

Heirs and Assigns forever. And I do hereby bind myself, my Heirs, Executors and Administrators to forever defend all and singular the said Premises unto the said Permanent Fund, Church Home Orphanage, 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.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than Forty-Five Hundred (\$4,500.00) with Extended Coverage - - - Dollars, in a company or companies satisfactory to the mortgagee, and keep insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall fail to do so, then the said mortgagee may cause the same to be insured in my name and reimburse itself 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, I do hereby assign the rents and profits of the above premises to said mortgagee, or its successors, 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, collect said rents and profits, applying the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without 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 I, the said mortgagor, do and shall well and truly pay 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 occur.

Witness my hand and seal, this Sixth day of February year of our Lord one thousand, nine hundred and Forty-Six and in the one hundred and Seventieth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

T. S. Foster
D. R. Cain

Glenn R. Kay

THE STATE OF SOUTH CAROLINA,
County of Greenville.

MORTGAGE OF REAL ESTATE.

Personally appeared before me T. S. Foster

and made oath that he saw the within named Glenn R. Kay

sign, seal and as his act and deed deliver the within written deed, and that D. R. Cain witnessed the execution thereof.

SWORN TO before me this 6th day of February A. D. 1946
D. R. Cain (L. S.)
Notary Public for South Carolina.

T. S. Foster

THE STATE OF SOUTH CAROLINA,
County of Greenville.

RENUNCIATION OF DOWER.

I, D. R. Cain, a Notary Public

do hereby certify unto all whom it may concern that Mrs. Margaret H. Kay the wife of the within named Glenn R. Kay 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 dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Permanent Fund, Church Home Orphanage, its successors

Given under my hand and seal, this 6th day of February A. D. 1946
D. R. Cain (Seal)
Notary Public S. C.

Margaret H. Kay