

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 S. S. Newell, his

his Heirs and Assigns forever. And

said corporation

does hereby bind itself, its successors and assigns, to warrant

and forever defend all and singular the said Premises unto the said S. S. Newell, his

his Heirs and Assigns from and against

itself, its Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and building on said lot in a sum not less than SIX THOUSAND - - - - -

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 the said mortgagor; 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 Mortgagor's 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, said corporation does

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 thereafter (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

the said mortgagor, does 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 the said mortgagor is to hold and enjoy the said Premises until default of the payment shall be made.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these Presents to be subscribed by its duly authorized officers

on this, the 9th day of February in the

year of our Lord one thousand nine hundred and forty-six and in the one hundred and seventieth

year of the Sovereignty and Independence of the United States.

Signed, sealed and delivered in the presence of:

Etta R. Sanders

R. N. Ward

TEXIZE CHEMICALS, INC.

By: W. J. Greer, President

and

Jas. L. Love, Secretary

STATE OF SOUTH CAROLINA, }
Greenville County. }

PERSONALLY appeared before me Etta R. Sanders and made oath that

he saw W. J. Greer, President and Jas. L. Love, Secretary of Texize Chemicals, Inc., a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal; and as the act and deed of said corporation, deliver the within

written mortgage, and that he, with R. N. Ward witnessed the execution thereof.

Sworn to and subscribed before me this 9 day of

February A. D. 1946

R. N. Ward (Seal)

Etta R. Sanders

Notary Public, S. C.

Recorded February 16th 1946, at 9:15 o'clock A.M. By: EC