C.R.E.M.—41

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___Oscar Hodges, Jr., and Sarah S. Hodges, their

Heirs and Assigns forever. And_____I_____do hereby bind_____myself, my_____Heirs, Executors and Administrators to warrant and

forever defend all and singular the said Premises unto the said___Oscar Hodges, Jr., and Sarah S. Hodges, their

_____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_____X_____

_____ 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 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_____X_____name and reimburse_____X_____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, _____X_____ hereby assign the rents and profits of the above described premises to said mortgagee___, or_____X_____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 _____I_____, the said mortgagor

_____, do 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.

Witness _____my_____hand____ and seal____, this_____28th_____ day of_____August_____ in the

year of our Lord one thousand, nine hundred and_____Forty-Six_____ and in the one hundred and

_____70th_____year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

_____M. L. Ward_____

_____H. G. Miller_____

_____Ethel A. Edens_____(L. S.)

_____(L. S.)

_____(L. S.)

_____(L. S.)

THE STATE OF SOUTH CAROLINA,
County of Greenville.   PROBATE

Personally appeared before me_____M. L. Ward

and made oath that ____he saw the within named_____Ethel A. Edens

sign, seal and as_____her_____act and deed deliver the within written deed, and that __he with

H. G. Miller_____witnessed the execution thereof.

SWORN TO before me this_____28th_____

day of_____August_____A. D. 1946   _____M. L. Ward_____

_____John C. Henry_____(L. S.)
Notary Public for South Carolina.

THE STATE OF SOUTH CAROLINA,
County of Greenville.   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.