

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 Citizens Bank, Fountain Inn, South Carolina, 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 Citizens Bank

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 Elmer E. Martin agrees to insure the house and buildings on said lot in the sum of not less than Twenty Seven Hundred and no/100*****Dollars and keep the same insured from loss and damage by fire, and assign the policy of insurance to the said

Citizens Bank, Fountain Inn, South Carolina, and that in the event that the Mortgagor shall at any time fail to do so, then the said Citizens Bank

may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under the mortgage.

And it is Agreed, by and between the said parties, that should legal proceedings be instituted for the collection of the debt secured hereby, then, and in that event, the said Mortgagee, its successors or assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect, who, after deducting all charges and expense attending such proceedings and the execution of the said trust as Receiver, shall apply the residue of said rents and profits toward the payment of the debt secured hereby.

Provided Always, Nevertheless, and it is the true intent and meaning of the parties to these presents, that if the said Elmer E. Martin do and shall well and truly pay, or cause to be paid, unto the said Citizens Bank the said debt or sum of money aforesaid, with interest thereon, if any shall 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 Elmer E. Martin to hold and enjoy the said premises until default of payment shall be made.

Witness my hand and seal this 27th day of May, in the year of our Lord one thousand nine hundred and Forty Nine; and in the one hundred and Seventy Third year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

EA Gallahan

Cozette Gault

Elmer E. Martin (Seal)

(Seal)

(Seal)

THE STATE OF SOUTH CAROLINA County of Laurens

PERSONALLY appeared before me EA Gallahan and made oath that he saw the within named Elmer E. Martin sign, seal, and as his act and deed deliver the within written deed, and that he with Cozette Gault witnessed the execution thereof.

SWORN to before me this 7th day of June A. D. 1949. Ollie Farnsworth (Seal) Notary Public, S. C.

EA Gallahan

THE STATE OF SOUTH CAROLINA County of Laurens

RENUNCIATION OF DOWER

I, 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 27 day of May A. D. 1949. J. J. J. (Seal) Notary Public, S. C.

Phoebe Martin

Recorded June 8th, 1949, at 10:00 A.M. #13539