

And if at any time any part of said debt, or interest thereon, be past due and unpaid, The Mortgagor  
Successors hereby assign the rents and profits of the above described premises to said mortgagee, or  
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 it is the true intent and meaning of the parties to these  
Presents, that if 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 hand and seal, this 22nd day of February  
in the year of our Lord one thousand, nine hundred and sixty and  
in the one hundred and eighty fourth year of the Independance of the  
United States of America.

Signed, sealed and delivered in the presence of

*Mary Ciarlone*  
*J. D. Outlaw*  
Notary Public for South Carolina

*Jerry Austin* (L. S.)  
*Opal Austin* (L. S.)  
(L. S.)  
(L. S.)

THE STATE OF SOUTH CAROLINA

County } Mortgage of Real Estate

PERSONALLY appeared before me Mary Ciarlone and made oath  
that she saw the within named Jerry Austin and Opal Austin  
sign, seal and as his act and deed deliver the within written deed, and that she  
with J. D. Outlaw witnessed the execution thereof.

SWORN TO before me this 23rd day  
of February A. D., 1960  
J. D. Outlaw (L. S.)  
Notary Public for South Carolina

*Mary Ciarlone*

THE STATE OF SOUTH CAROLINA

County } Renunciation of Dower

I, J. D. Outlaw, do hereby certify unto  
all whom it may concern that Mrs. Opal Austin the wife of the  
within named Jerry Austin 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 Nix & Company, Incorporated

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 23rd  
day of February A. D., 1960  
J. D. Outlaw (L. S.)  
Notary Public for South Carolina

*Opal Austin*

Recorded March 11th, 1960, at 9:45 A.M. #24944