And if at any time any part of said debt, or interest thereon, be past due and unpaid, 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 to hold and enjoy the said Premises until default of payment shall be made.

WITNESS our hand and seal , this tenth day of March in the year of our Lord one thousand, nine hundred and sixty one, and in the one hundred and eighty-fifth year of the Independance of the United States of America.

Signed, sealed and delivered in the presence of

Lona L. Wharton — Encer C. Ramsey Jr. (L. S.)

Prof. E. M. Wharton — Mildred D. Ramsey (L. S.)

(L. S.)

(L. S.)

THE STATE OF SOUTH CAROLINA

GREENVILLE County.

Mortgage of Real Estate

PERSONALLY appeared before me Lona L. Wharton, and made oath that she saw the within named Encer C. & Mildred D. Ramsey, sign, seal and as their act and deed deliver the within written deed, and that she with Prof. E. M. Wharton, witnessed the execution thereof.

SWORN TO before me this 10th day of March A. D., 19 61.

Prof. E. M. Wharton (L. S.)

Notary Public for South Carolina

Lona L. Wharton

THE STATE OF SOUTH CAROLINA

GREENVILLE County.

Renunciation of Dower

I, Prof. E. M. Wharton, a Notary Public for S. C., do hereby certify unto all whom it may concern that Mrs. Mildred D. Ramsey, the wife of the within named Encer C. Ramsey, 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 J. Vance Faulkner, his 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 10th day of March A. D., 19 61.

Prof. E. M. Wharton (L. S.)

Notary Public for South Carolina

Mildred D. Ramsey

Recorded May 2nd, 1961, at 2:03 P.M. #27006