

And I the said mortgagor, agree(s) to insure the house and buildings on said land for not less than
Thirteen Thousand, Seven Hundred and No/100-----(\$13,700.00) Dollars, in a
company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or
damage, by fire or other casualty, by extended coverage, during the continuation of this mortgage, and make
loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at
any time fail to do so, then the said mortgagee may cause the same to be insured as above provided, and be re-
imbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor
to pay any insurance premium, taxes, other public assessment, or any part thereof, the mortgagee may, at his
option, declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and 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 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 I, the mortgagor, am to hold and
enjoy the said premises until default of payment shall be made.

And if at any time any part of said debt, interest, taxes or fire insurance premiums thereon, be past due
and unpaid, I hereby, without notice or further proceedings, assign the rents and profits of the above, de-
scribed premises to the said mortgagee, or their Heirs, Executors, Administrators, or Assigns (provided
the premises herein described are occupied by a tenant), and should said premises be occupied by the mort-
gagor herein and said payments become past due and unpaid, then I do hereby agree that said mort-
gagee, their Heirs and Assigns, may apply to any Judge of the Circuit Court of said State, at chambers or
otherwise, or to any Judge of the County Court in any County which has a County Court, for the appointment
of a receiver, with authority to take possession of said premises and collect said rents and profits, applying the
net proceeds (after paying the cost of collection) upon said debt, interest, costs and expenses without liability
to account for anything more than the rents and profits actually collected.

WITNESS my hand and seal this 15th day of October in the year of
our Lord one thousand nine hundred and sixty-two.

Signed, Sealed and Delivered
in the presence of

James J. Pearson (L.S.)
James J. Pearson

Lowe Willis (L.S.)
H. Ray Davis (L.S.)

State of South Carolina,
County of Greenville.

PROBATE

PERSONALLY APPEARED BEFORE ME Lowe Willis
and made oath that she saw the within named James J. Pearson
sign, seal and as his act and deed deliver the within written deed and that she with
H. Ray Davis witnessed the execution thereof.

Sworn to before me this 15th
day of October A. D. 19 62.
H. Ray Davis (SEAL)
Notary Public, S. C.

Lowe Willis

State of South Carolina,
County of Greenville.

RENUNCIATION OF DOWER

H. Ray Davis, a Notary Public for South Carolina,
do hereby certify unto all whom it may concern, that Mrs. Imogene S. Pearson
the wife of the within named
James J. Pearson 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 Robert A. Cox and Mildred D. Cox, their

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 15th
day of October A. D. 19 62.
H. Ray Davis (SEAL)
Notary Public, S. C.

Imogene S. Pearson
Imogene S. Pearson