

TOGETHER with, all and singular, the Rights, Members, Herecitements and Appurténances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the Premises before mentioned unto the said James Talcott, Inc., its Successors, Heirs and Assigns forever.

And it does hereby bind itself and its Successors, Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said James Talcott, Inc., its Successors, Heirs and Assigns, from and against it and its Successors, Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the name or any part thereof.

And the said mortgagor(s) agree(s) to insure the house and buildings as may be required from time to time by the mortgagee(s) in a company or companies satisfactory to the mortgagee(s), and keep the same insured from loss or damage by fire and assigns the policy of insurance to the said mortgagee(s); and that in the event that the mortgagor(s) shall at any time fail to do so, then the said mortgagee(s) may cause the same to be insured in mortgagor(s)' name and reimburse mortgagee(s) 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 mortgagor(s) hereby assign(s) the rents and profits of the above described premises to said mortgagee(s), or its Successors, 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 thereof (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and the profits actually collected.

PROVIDED ALWAYS, nevertheless, that it is the true intent and meaning of the parties to these Presents, that if the said mortgagor(s), do and shall well and truly pay or cause to be paid unto the said mortgagee(s) 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(s) is—are to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my—our hand(s) and seal(s), this 22nd day of June in the year of our Lord one thousand, nine hundred and sixty four and in the one hundred and eighty eighth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of
Endora D. Parker

NALLEY COMMERCIAL PROPERTIES, INC.,
By: G. B. Nalley, Jr. (L. S.) President
By: George B. Nalley, Jr. (L. S.) Secretary

State of South Carolina
County of Pickens

Probate

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor(s) sign, seal and as the mortgagor's(s)' act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 22nd day of June 19 64
Endora D. Parker (SEAL)
Notary Public for South Carolina.

[Signature]

State of South Carolina
County of Pickens

Renunciation of Dower

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named Mortgagor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
day of 19
(SEAL)
Notary Public for South Carolina.