

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 or interest thereon, be past due and unpaid I hereby assign the rents and profits of the above described premises to said mortgagee, or his 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 and expenses without liability to account for anything more than the rents and the profits actually collected.

WITNESS my hand and seal this 27th day of August in the year of our Lord one thousand nine hundred and Sixty-Four

Signed, Sealed and Delivered in the presence of

Joyce W. Gray
Geraldine Welch

James F. Simmons (L.S.)

State of South Carolina }
County of Greenville.

PROBATE

PERSONALLY APPEARED BEFORE ME Joyce W. Gray
and made oath that s he saw the within named James F. Simmons
sign, seal and as his act and deed deliver the within written deed and that s he with
Geraldine Welch witnessed the execution thereof.

Sworn to before me, this 27th
day of August, A. D. 19 64
Geraldine Welch (SEAL)
Notary Public, S. C.

Joyce W. Gray

State of South Carolina }
County of Greenville.

RENUNCIATION OF DOWER

I, Geraldine Welch a Notary Public for South Carolina,
do hereby certify unto all whom it may concern, that Mrs. Bonnie H. Simmons
the wife of the within named
James F. Simmons 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 D. G. Batson, 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 27th
day of August, A. D. 19 64
Geraldine Welch (SEAL)
Notary Public, S. C.

Bonnie H. Simmons

Recorded August 28, 1964 at 3:00 P. M. #6471