

Brown Enterprises of S.C., Inc.,  
And / the said mortgagor..., agree(s) to insure the house and buildings on said land for not less than  
no/100  
Thirteen Thousand Two Hundred Seventy-Five and / (\$13,275.00 ) 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 it 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/ 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 / the mortgagor..., Inc. 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 / hereby assigns  
the rents and profits of the above described premises to said mortgagee..., 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 and expenses, without liability to account for anything more than the rents and the profits actually col-  
lected.

WITNESS thehand and seal/ this 15th day of July in the year of  
our Lord one thousand nine hundred and Seventy-One.

Signed, Sealed and Delivered  
in the presence of  
*Nancy Davis*  
*Ray R. Williams, Jr.*  
BY: *W. Roger Brown* (L.S.)  
W. ROGER BROWN, PRESIDENT (L.S.)  
(L.S.)  
(L.S.)

State of South Carolina, }  
County of Greenville. } PROBATE

PERSONALLY APPEARED BEFORE ME Nancy Davis  
and made oath that she saw the within named Brown Enterprises of S.C., Inc.  
by its duly authorized officer, W. Roger Brown,  
sign, seal and as its act and deed deliver the within written deed and that she with  
Ray R. Williams, Jr., witnessed the execution thereof.

Sworn to before me, this 15th  
day of July, A. D. 19 71.  
*Ray R. Williams, Jr.* (SEAL)  
Notary Public, S.C.  
My commission expires: 4/3/80

State of South Carolina, }  
County of Greenville. } RENUNCIATION OF DOWER N/A

do hereby certify unto all whom it may concern, that Mrs.  
the wife of the within named  
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

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  
day of A. D. 19  
(SEAL)  
Notary Public, S. C.