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

TO HAVE AND TO HOLD, all and singular, the said Premises unto the said Virginia Simkins, Committee for John E. Simkins, her successors ~~Heirs~~ and Assigns forever. And

said corporation -

does hereby bind itself -, its successors and assigns, to warrant

and forever defend all and singular the said Premises unto the said Virginia Simkins, Committee for John E. Simkins, her successors ~~Heirs~~ and Assigns from and against

- ~~and~~ its Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortagagor agrees to insure the house and building on said lot in a sum not less than x Dollars, in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in x name and reimburse x for the premium and expenses 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, said corporation does - hereby assigns the rents and profits of the above described premises to said mortgagee, or her 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 thereafter (after paying cost 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, does 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 virture.

AND IT IS AGREED, by and between the said parties, that the said mortgagor is to hold and enjoy the said Premises until default of payment shall be made.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these Presents to be subscribed by its duly authorized officers on this, the 28th day of March in the year of our Lord one thousand nine hundred and forty-two and in the one hundred and sixty-sixth year of the Sovereignty and Independence of the United States.

Signed, sealed and delivered in the presence of:

Omega Langston
S. E. Colvin, Jr.

CENTRAL REALTY CORPORATION (L.S.)
BY Wm. R. Timmons, President
And Eva McDonald Timmons, Secretary

STATE OF SOUTH CAROLINA,
Greenville County.

PERSONALLY appeared before me Omega Langston and made oath that she saw Wm. R. Timmons as President and Eva McDonald Timmons as Secretary of Central Realty Corporation a corporation chartered under the laws of the State of South Carolina, sign, seal with its corporate seal; and as the act and deed of said corporation, deliver the within written mortgage, and that he, with S. E. Colvin, Jr. witnessed the execution thereof.

Sworn to and subscribed before me this 28th day of March A. D. 1942
S. E. Colvin, Jr. (Seal)
Notary Public, S. C.

Omega Langston

Recorded April 13th 1942, at 11:10 o'clock A. M.
BY:N.S.