TOGETHER with all and singular the Rights, Members, Hereditaments pertaining.	s, and Appurtenances to the said Premises belonging, or in anywise incident or ap-
AND IT IS COVENANTED AND AGREED by and between the part boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, frigerating plant and ice-boxes, cooking apparatus and appurtenances, and in letting or operating an unfurnished building, similar to the one herein des screws, bolts, pipe connections, masonry, or in any other manner, are and sl as between the parties, hereto, their heirs, executors, administrators, success deemed to be a portion of the security for the indebtedness herein mention	ties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, resuch other goods and chattels and personal property as are furnished by a landlord scribed and referred to, which are or shall be attached to said building by nails, hall be deemed to be fixtures and an accession to the freehold and a part of the realty score and assigns, and all persons claiming by, through or under them, and shall be ned and to be covered by this mortgage. Said The British Bri
And we do hereby bind ourselves our	Heirs Executors and Administrators to warrant and forever defend all and singular
.U. Ferry Earle, Jr., his l	Heirs ANXIONAL ANXIONAL AND ASSIGNS, from and against Ourselves, Our
Heirs, Executors, Administrators an	nd Assigns, and every person whomsoever lawfully claiming or to claim the same or
any part mercor.	
And the said mortgagorto insure and keep insured the hou	ses and buildings on said lot in a sum not less than Seven Thousand
	s satisfactory to the mortgagee from loss or damage by fire, and the sum of Seven
	tado, and assign and deliver the policies of insurance to the said mortgagee, and that tgagee may cause the same to be insured and reimburse itself for the premium, with failure declare the debt due and institute foreclosure proceedings.
AND should the Mortgagee, by reason of any such insurance against I	loss by fire or tornado as aforesaid, receive any sum or sums of money for any y be retained and applied by it toward payment of the amount hereby secured; or
the same may be paid over, either wholly or in part, to the said Mortgagor !	S., their xxxxxxxx, heirs or assigns, to enable such parties to repair said
tase of failure to keep insured for the benefit of the mortgagee the houses	ness, or of any part of the interest, at the time the same becomes due, or in the and buildings on the premises against fire and tornado risks, as herein provided, or in operty within the time required by law; in either of said cases the mortgagee shall needings
And it is further covenanted and agreed that in the event of the passage ducting from the value of land, for the purpose of taxing any lien thereon, o secured by mortgage for State or local purposes, or the manner of the collections.	e, after the date of this mortgage, of any law of the State of South Carolina de- or changing in any way the laws now in force for the taxation of mortgages or debts ction of any such taxes, so as to affect this mortgage, the whole of the principal sum the option of the said Mortgagee, without notice to any party, become immediately
ceiver of the mortgaged premises, with full authority to take possession of	corsagreeto and does hereby assign the rents and profits arising or to arise ethat any Judge of jurisdiction may, at chambers or otherwise, appoint a rette premises, and collect the rents and profits and apply the net proceeds (after without liability to account for anything more than the rents and profits actually
hereby granted shall cease, determine and be utterly null and void; otherwise AND IT IS AGREED by and between the said parties that said mortes	d unto the said mortgagee the debt or sum of money aforesaid, with interest thereon,
made as herein provided.	
	day of February in the
year of our Lord one thousand, nine hundred and FOPLY-11V6 year of the Independence of the United States of America.	and in the one hundred and69th
Signed, sealed and delivered in the Presence of:	
H. O. Gaddy	Harry G. Maugans (L. S.)
Patrick C. Fant	Hilda Cooper Maugans (L. S.)
	(L. S.)
	(L. S.)
THE STATE OF SOUTH CAROLINA, PROBATE	
County	
	and made oath that he saw the within named Harry G.
	sign, seal and as their act
and deed deliver the within written deed, and thathe withPat the execution thereof.	rick C. Fant witnessed
Sworn to before me, this 21st day	
February 1945	W 0 Codd
1	H. O. Gaddy
Patrick C. Fant Notary Public for South Carolina (L. S.)	
THE STATE OF SOUTH CAROLINA, GreenvilleCounty	RENUNCIATION OF DOWER
	for South Carolina do hereby
certify unto all whom it may concern that Man Hilds Conner	Maugans
certify unto all whom it may concern that Mrs. Hilda Cooper	
the wife of the within named Harry G. Maugans before me, and, upon being privately and separately examined by me, did dof any person or persons whomsoever, renounce, release and forever relinguis	did this day appear eclare that she does freely, voluntarily, and without any compulsion, dread or fear ish unto the within named Sample Representation of Dower, in, or to all and singular the Premises within mentioned and released.
the wife of the within named Harry G. Maugans before me, and, upon being privately and separately examined by me, did do fany person or persons whomsoever, renounce, release and forever relinquistics and assigns, all her interest and estate and also all her right and cl Given under my hand and seal, this 21st	eclare that she does freely, voluntarily, and without any compulsion, dread or fear
the wife of the within named Harry G. Maugans before me, and, upon being privately and separately examined by me, did do of any person or persons whomsoever, renounce, release and forever relinqui and assigns, all her interest and estate and also all her right and cl	eclare that she does freely, voluntarily, and without any compulsion, dread or fear ish unto the within named and singular the Premises within mentioned and released.
the wife of the within named Harry G. Maugans before me, and, upon being privately and separately examined by me, did do from the person of persons whomsoever, renounce, release and forever relinquing and assigns, all her interest and estate and also all her right and cl Given under my hand and seal, this 21st day of February A. D. 19 45	eclare that she does freely, voluntarily, and without any compulsion, dread or fear ish unto the within named ************************************
the wife of the within named Harry G. Maugans before me, and, upon being privately and separately examined by me, did do of any person or persons whomsoever, renounce, release and forever relinquistic and assigns, all her interest and estate and also all her right and cl Given under my hand and seal, this 21st day of February A. D. 19 45	did this day appear eclare that she does freely, voluntarily, and without any compulsion, dread or fear ish unto the within named with the remises within mentioned and released. O. Perry Earle, Jr., his Heirs Hilda Cooper Maugans