

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 Mortgagee and his Successors Heirs and Assigns, forever. And I do hereby bind Myself and my Successors Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Mortgagee and his Successors, Heirs and Assigns, from and against Myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

And the said Mortgagee agree to insure the house and buildings on said lot in a sum of not less than Eight Hundred (\$800.00) 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 Mortgagee shall at any time fail to do so, then the said Mortgagee may cause the same to be insured in his name and reimburse himself 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, I hereby assign the rents and profits of the above described premises to said mortgagee, or his 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 profits actually collected.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if the said Mortgagee do and shall well and truly pay or cause to be paid unto the said Mortgagee the debt or sum of money, 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 the said Mortgagee to hold and enjoy the said Premises until default of payment shall be made.

WITNESS My hand and seal, this twenty ninth day of December in the year of our Lord one thousand, nine hundred and twenty two and in the one hundred and fifty seventh year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of
Catherine Brown (L. S.)
Ben C. Thornton (L. S.)
J. J. Simpson (L. S.)
(L. S.)

THE STATE OF SOUTH CAROLINA, } MORTGAGE OF REAL ESTATE
County of Greenville.

PERSONALLY APPEARED before me Ben C. Thornton and made oath that he saw the within named J. J. Simpson

sign, seal, and as his act and deed, deliver the within written Deed; and that he, with Catherine Brown witnessed the execution thereof.

SWORN to before me, this 29th day of December, A. D. 1922
Catherine Brown (SEAL)
Notary Public for S. C. Ben C. Thornton

THE STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER.
County of Greenville.

I, Catherine Brown, Notary Public for State of S.C. do hereby certify unto all whom it may concern, that Mrs. Ann M. Simpson the wife of the within named J. J. Simpson

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 J. J. Simpson Committee of the Person and Estate of Napoleon Talen and 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 29th day of December, A. D. 1922
Catherine Brown (SEAL)
Notary Public for S. C. Ann M. Simpson

Recorded Dec. 29, 1922 at 2:45 o'clock P. M.