

GREM-10

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appurtenant to the said premises, TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., its successors and assigns forever.

And ~~X. We~~ **we** do hereby bind ~~ourselves, and our~~ **ourselves** Heirs, Executors and Administrators to warrant and forever defend the said singular the said Premises unto the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., its successors and assigns from **our**

and against ~~ourselves~~ **ourselves** Heirs, Executors, Administrators, and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And ~~X. We~~ **we** do hereby agree to insure the house and buildings on said lot in a sum not less than **THIRTY THREE HUNDRED**

(\$ **3300.00** ) Dollars fire insurance and ~~the~~ **same**

**THIRTY THREE HUNDRED**

(\$ **3300.00** ) Dollars ~~fire~~ **fire**

insurance, in a company or companies acceptable to the mortgagee, and to keep same insured from loss or damage by fire or windstorm, and do hereby assign ~~the~~ **same** policies of insurance to the said mortgagee, its successors and assigns; and in the event ~~X. We~~ **we** should at any time fail to insure said premises, ~~the~~ **same** premiums thereon, then the said mortgagee, its successors and assigns, may cause the building to be insured in ~~our~~ **our** name, and reimburse ~~the~~ **same** premiums and expense of such insurance under this mortgage, with interest.

And ~~X. We~~ **we** do hereby agree to pay all taxes and other public assessments against this property on or before the first day of January of each year, and to exhibit the tax receipts at the offices of the FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., immediately upon payment, until all amounts due under this mortgage have been paid in full and should ~~X. We~~ **we** fail to pay said taxes and other governmental assessments, the mortgagee may, at its option, pay same and charge the amounts so paid to the mortgage debt, and collect same under this mortgage, with interest.

And the mortgagor(s) do(es) hereby agree, on demand of the mortgagee at any time, to pay, on the first day of each succeeding month ~~thereafter~~ **thereafter** with, and in addition to, the monthly payments of principal and interest stated above, a sum equal to one-twelfth (1/12) of the said annual taxes, ~~assessments~~ **assessments** and insurance premiums, as estimated by the mortgagee. The mortgagor(s) further agree(s) to pay on demand, at any time, any additional sums necessary to pay ~~the~~ **the** mortgage and the note secured thereby.

And it is hereby agreed as a part of the consideration of the loan herein secured, that the mortgagor ~~shall~~ **shall** keep the premises herein described in ~~good~~ **good** repair and should ~~X. We~~ **we** fail to do so, the mortgagee, its successors, or assigns, may enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt and collect same under this mortgage, with interest.

And ~~X. We~~ **we** do hereby assign, set over and transfer unto the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., its successors and assigns, all the rents and profits accruing from the premises hereinabove described, retaining, however, the right to collect said ~~rents~~ **rents** as the payments herein set out are not more than thirty days in arrears, but if at any time any part of said debt, interest, fire insurance premiums or ~~taxes~~ **taxes** past due and unpaid, said mortgagee may (provided the premises herein described are occupied by a tenant or tenants), without further proceedings, take over the ~~premises~~ **premises** herein described, and collect said rents and profits and apply same to the payment of taxes, fire insurance, interest, and principal, without liability to account for ~~more~~ **more**

more than the rents and profits actually collected, less the costs of collection; and should said premises be occupied by the mortgagor ~~S. herein~~ **S. herein**, and the ~~payments~~ **payments**

above set out become past due and unpaid, then ~~X. We~~ **we** do hereby agree that said mortgagee, its successors and assigns, may apply to any ~~court~~ **court** the Circuit Court of said State, at Chambers or otherwise, for the appointment of a Receiver, with authority to take charge of the mortgaged premises, designate a ~~rental~~ **rental**, and collect ~~same~~ **same** and apply the net proceeds thereof (after paying costs of collection) upon said debt, interest, taxes, and fire insurance, without liability for ~~anything~~ **anything** more than the rents and profits actually collected.

PROVIDED, ALWAYS, nevertheless, and on this EXPRESS CONDITION, that if ~~X. We~~ **we** the said mortgagor ~~S. herein~~ **S. herein**, ~~or~~ **or** ~~our~~ **our** representatives, shall on or before the first day of each and every month from and after the date of these presents, pay or cause to be paid to the FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., its successors or assigns, the monthly installments, as set out herein, until said ~~debt~~ **debt** interest and amounts due thereon shall have been paid in full, then this deed of trust and bargain shall become null and void; otherwise to remain in full force and ~~effect~~ **effect**

And it is further agreed by and between the said parties hereto, that the said mortgagor ~~is~~ **is** ~~to~~ **to** hold and enjoy the said premises until default of ~~payments~~ **payments**

shall be made. But if ~~X. We~~ **we** shall make default in the payment of said monthly installments, or shall make default in any of the covenants and provisions hereinbefore set out for a space of thirty days, then, and in such event, the Association may, at its option, declare the whole amount hereunder at once due and payable, together with costs and a reasonable attorney's fee, and shall have the right to foreclose its mortgage.

IN WITNESS WHEREOF ~~we~~ **we** have hereunto set ~~our~~ **our** hand ~~s~~ **s** and seal ~~s~~ **s**, this the 3rd day of April, in the year

of our Lord One Thousand, Nine Hundred and forty-three, and in the One Hundred and 67th year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:  
Edwin McT. Meares } W. E. McManus (SEAL)  
J. L. Love } Annie McManus (SEAL)

STATE OF SOUTH CAROLINA, }  
County of Greenville } PROBATE

PERSONALLY appeared before me Edwin McT. Meares and made oath that ~~he~~ **he** saw the within named Walter E. McManus and Annie McManus

sign, seal and as their act and deed deliver the within written deed, and that ~~he~~ **he**, with J. L. Love witnessed the execution thereof.

SWORN to before me this the 3rd day of April, 1943  
J. L. Love (SEAL) Edwin McT. Meares  
Notary Public for South Carolina.

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

I, Edwin McT. Meares, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Annie McManus, the wife of the within named Walter E. McManus

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, threat or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto the within named FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, S. C., its successors 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 3rd day of April, A. D. 1943  
Edwin McT. Meares (SEAL) Annie McManus  
Notary Public for South Carolina.