

G.R.E.M.-2-a

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 Fred C. Bates, his

Heirs and Assigns forever. And The Charles T. Merritt Company, Inc. does hereby bind itself, its successors and assigns

Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof. And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than Five Thousand (\$5,000.00)

and extended coverage 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 name and reimburse 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, the said mortgagor hereby assign the rents and profits of the above described premises to said mortgagee, or his Heirs, Executors, Administrators or Assigns, and agree that any Judge of the Circuit Court of said State may, at his pleasure, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereafter (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 that it is the true intent and meaning of the parties to these Presents, that if it does, the said mortgagor 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 virtue.

AND IT IS AGREED by and between the said parties that said mortgagor is to hold and enjoy the said Premises until default of payment shall be made. In witness whereof the Mortgagor has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers on this the 10th day of October in the year of our Lord one thousand, nine hundred and forty-seven.

Signed, sealed and delivered in the presence of Cecile Smith P. Bradley Morrah, Jr. THE CHARLES T. MERRITT COMPANY, INC. (LS) BY: Charles T. Merritt, President (L. S.) and John O. Alexander, Secretary (L. S.)

THE STATE OF SOUTH CAROLINA, County of Greenville. PROBATE Personally appeared before me Cecile Smith and made oath that she saw the within named Charles T. Merritt as President and John O. Alexander as Secretary of The Charles T. Merritt Company, Inc., a corporation chartered under the laws of the State of South Carolina. Sign, seal with its corporate seal and as the act and deed deliver the within written deed, and that he with P. Bradley Morrah, Jr. witnessed the execution thereof.

SWORN TO before me this 10th day of October A. D. 1947. Cecile Smith The above mortgage and note have been executed instant date pursuant to Resolution unanimously adopted by the Board of Directors of The Charles T. Merritt Company, Inc., at a meeting October 10, 1947, following due notice as prescribed by the laws of the corporation, and at which meeting a majority of the Board of Directors and the stockholders were present.

THE STATE OF SOUTH CAROLINA, County of Greenville. I, Notary Public for S. C. do hereby certify unto all whom it may concern that Mrs. the wife of the within named did this day appear before me, and 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.