

TOGETHER with all and singular the Premises belonging, or in anywise incident or appurtenant to the same, **TO HAVE AND TO HOLD** all and singular the Premises together with the Heirs and Assigns forever. And the said mortgagor(s) do hereby bind his Heirs, Executors and Administrators to warrant and defend the same against the claims of all Mortgagor his ourselves and our Heirs and Assigns claiming or to claim the same or any part thereof.

And the said mortgagor(s) agree(s) to insure the house and building and the value of improvements extended coverage in a company or companies satisfactory to the mortgagee against damage by fire and other hazards, and assign the policy of insurance to the mortgagee. If the mortgagor(s) shall at any time fail to do so, then the said mortgagee may cause the same to be insured in the name of the mortgagor(s) name and be reimbursed for the premium and expense of such insurance.

And if at any time any part of said debt, or interest thereon, be not paid, the mortgagee may cause the rents and profits of the above described premises to said mortgagee by his Heirs, Executors or Assigns, and agree that any Judge of the Circuit Court of said State may, in his discretion, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, net proceeds thereafter (after paying costs of collection) upon said debt, interest, cost or expense, without 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(s), do and shall well and truly pay or cause to be paid unto the said mortgagee the sum 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(s) shall hold and enjoy the said Premises until default of payment shall be made.

WITNESS our hand and seals, this 22nd day of September in the year of our Lord one thousand, nine hundred and Seventy Two.

Signed, sealed and delivered in the presence of:

Robert A. Lynn
Maurice T. Belue

James Franklin Carder (S)
Dovie C. Carder (S)

State of South Carolina
County Of - GREENVILLE

PERSONALLY appeared before me Robert A. Lynn and made oath that he saw the within named James Franklin Carder and Dovie C. Carder sign, seal and as their act and deed deliver the within written deed, and that he with Maurice T. Belue witnessed the execution thereof.

SWORN TO before me this 22nd day of September, A. D., 1972

Maurice T. Belue (S)
Notary Public for South Carolina
My Commission Expires 5-1-79

Robert A. Lynn

State of South Carolina
County Of - GREENVILLE

Renunciation of Dower

I, Maurice T. Belue, Notary Public for S. C. do hereby certify unto all whom it may concern that Mrs. Dovie C. Carder the wife/wives of the within named James Franklin Carder

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 Ernest E. Coleman, 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 22nd day of September, A. D., 1972

Maurice T. Belue (S)
Notary Public for South Carolina
My Commission Expires 5-1-79

Dovie C. Carder

Recorded, Sept. 22, 1972, 1:26 P.M. # 806