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 Carolina Loan and Trust Company, their

Heirs and Assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Carolina Loan and Trust Company, their Heirs and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said Mortgagor agree to insure the house and buildings on said lot in a sum not less than One Thousand Dollars in a company or companies satisfactory to the mortgagees), and keep the same insured from loss or damage by fire, and assign the policy of insurance to said Mortgagees, and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagees may cause the same to be insured in my name and reimburse themselves for the premium and expenses 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 mortgagees, or their 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 cost 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 I, the said mortgagor, do and shall well and truly pay or cause to be paid unto the said Mortgagees the said debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of 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, to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my hand and seal, this 17th day of September in the year of our Lord one thousand, nine hundred and thirty-two in the one hundred and fifty seventh year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of

F. J. Cody
W. D. Vernon

Marshall E. Duncan (L. S.)
(L. S.)
(L. S.)
(L. S.)

THE STATE OF SOUTH CAROLINA
Greenville County

MORTGAGE OF REAL ESTATE

PERSONALLY appeared before me W. D. Vernon and made oath that he saw the within named Marshall E. Duncan sign, seal and as his act and deed deliver the within written deed, and that he with F. J. Cody witnessed the execution thereof.

SWORN TO before me this 19th day September, A. D., 1932
Harry L. Hinson (L. S.)
Notary Public for South Carolina.

W. D. Vernon

NOTARIAL SEAL

THE STATE OF SOUTH CAROLINA
Greenville County

RENUNCIATION OF DOWER

I, Harry L. Hinson, do hereby certify unto all whom it may concern that Mrs. Marshall E. Duncan, the wife of the within named Marshall E. Duncan, 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 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 19th day of September, A. D., 1932
Harry L. Hinson (L. S.)
Notary Public for South Carolina.

Mrs. Marshall E. Duncan

NOTARIAL SEAL

Recorded September 19th, 1932, at 4:34 o'clock P. M.