

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 J. Rolfe Babb, his Successors
and I 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 J. Rolfe Babb, his Successors
and I Heirs and Assigns, from and against ourselves and our
Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same, or any part thereof.

And the said Mortgagor I agree to insure the house and buildings on said lot in a sum not less than Two Thousand and
no/100 (\$2,000.00) 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 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 his name and reimburse himself

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 mortgagor hereby assign the rents and profits of
the above described premises to said mortgagee... or his Successor 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 the 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 mortgagee... the said 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 the said mortgagor Robert M. Carter is to hold and enjoy the said
Premises until default of payment shall be made.

WITNESS my Hand and Seal, this 22nd day of April
in the year of our Lord one thousand nine hundred and Thirty-five and in the one hundred and
fifty ninth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Ollie Farnsworth)
Nellie M. Smith) (Seal.)
) (Seal.)
) (Seal.)
) (Seal.)

THE STATE OF SOUTH CAROLINA,
Greenville County.

MORTGAGE OF REAL ESTATE

PERSONALLY appeared before me Nellie M. Smith
and made oath that she saw the within named Robert M. Carter

sign, seal, and as his act and deed, deliver the within written Deed; and that she, with
Ollie Farnsworth witnessed the execution thereof.

SWORN to before me, this 22nd
day of April A. D. 1935

Ollie Farnsworth (SEAL)
Notary Public for South Carolina.

Nellie M. Smith

THE STATE OF SOUTH CAROLINA,
Greenville County.

RENUNCIATION OF DOWER

I, W. F. Ritchie N. P.,
do hereby certify unto all whom it may concern, that Mrs. Mary K. Carter

wife of the within named Robert M. Carter did this day appear before me
and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without compulsion, dread or fear of any person or persons whomsoever
renounce, release and forever relinquish unto the within named J. Rolfe Babb, Attorney, his Successor

GIVEN under my hand and seal, this 22nd
day of April A. D. 1935
W. F. Ritchie (SEAL)
Notary Public for South Carolina

Mary K. Carter

Recorded April 22 1935 at 11:10 o'clock a. M.