

FIFTH: And the mortgagee shall also be at liberty, immediately after default herein, upon proceedings being commenced for the foreclosure of this mortgage, to apply for the appointment of a receiver of the rents and profits of the said premises without notice, and the mortgagee shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the mortgaged premises as security for the amounts due the mortgagee, or the solvency of any person or persons liable for the payments of such amounts.

SIXTH: And the mortgagor does further covenant and agree, that in default of the payment of any taxes, charges and assessments which may be imposed by law upon the said mortgaged premises, or any part thereof as the same become due and payable, or of any other prior liens or encumbrances and to deliver to the mortgagee on demand receipts showing such payments, it shall and may be lawful for the said mortgagee, without notice to or demand from the mortgagor to pay the amount of any such tax, charge or assessment or liens, with any expenses attending the same, and any amounts so paid, the mortgagor covenants and agrees to repay to the mortgagee, with interest thereon, without notice or demand, and the same shall be a lien on the said premises, and be secured by the said note and by these presents; and the whole amount hereby secured, if not then due, shall thereupon, if the mortgagee so elect, become due and payable forthwith, anything herein contained to the contrary notwithstanding.

SEVENTH: In the event of the passage after the date of this mortgage of any law of the State of South Carolina deducting from the value of land for the purpose of taxation any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of collection of any such taxes, so as to effect this mortgage, the holder of this mortgage, and of the debt which it secures, shall have the right to give thirty(30) days written notice to the owner of said land requiring the payment of the mortgage debt, and it is hereby agreed that if such notice shall be given, the said debt shall become due, payable and collectible at the expiration of the said thirty(30) days.

ELEVENTH: It is expressly understood and agreed that should it come necessary to employ counsel to collect any sums secured hereby or to protect the security hereof the said Mortgagor agrees to pay a reasonable attorney's fee for the services of such counsel, whether suit be brought or not.

AND it is agreed by and between the said mortgagor and the mortgagee that the said mortgage shall hold and enjoy the said premises until default of payment or a breach of a covenant herein shall be made.

WITNESS my hand and seal this 19th day of August, in the year of our Lord one thousand nine hundred and forty-six and in the one hundred and seventy-first year of the Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of

Clyde E. Bennett(SEAL)

Evelyn Smith)
C. M. Gaffney, Jr.)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ss.:

P-R-O-B-A-T-E

PERSONALLY appeared before me Evelyn Smith and makes oath that she was present and saw Clyde E. Bennett sign, seal and as his act and deed execute and deliver the within written deed, and that she with C. M. Gaffney, Jr., witnessed the execution thereof.

SWORN TO AND SUBSCRIBED before me this 19th day of August, A. D., 1946

Evelyn Smith

C. M. Gaffney, Jr.(SEAL)
Notary Public for South Carolina.
My Commission Expires at the Pleasure of the Governor.