

III. If at any time any part of said indebtedness, or interest thereon, be past due and unpaid I hereby assign the rents and profits of the above described premises to said Mortgagee, or the holder hereof, or its Heirs, Successors, 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 said debt, interest, costs or expenses; without liability to account for anything more than the rents and the profits actually collected.

AND the said mortgagor agree to insure the house and buildings on said lands against loss or damage by Fire, Windstorm, Cyclone and Tornado in the sum of not less than Twenty Thousand (\$20,000.00) DOLLARS, and keep the same insured from loss or damage by Fire, Windstorm, Cyclone and Tornado, and assign the policy of insurance to the said Mortgagee, and that in the event the Mortgagor shall at any time fail to do so, then the said Mortgagee may cause the same to be insured in my/our name and reimburse said Mortgagee for the premium and expense of such insurance under this mortgage, with interest on premiums so paid, at the rate fixed in this mortgage. Failure so to insure said houses and buildings and/or promptly pay the premiums on such insurance, and also failure to pay taxes or Paving Assessments assessed against the property covered under this mortgage when due shall constitute a breach of the conditions of this mortgage and give the holder hereof the right to foreclose the same. All sums paid by the holder hereof as Taxes and/or Paving Assessments shall bear the same rate of interest as fixed in this mortgage.

PROVIDED ALWAYS, NEVERTHELESS, And it is the true intent and meaning of the parties to these presents, that if the said mortgagor, shall well and truly pay, or cause to be paid, unto the said Mortgagee, its certain attorney, Heirs, Successors, Executors, Administrators, or Assigns, the said debt or sum of money aforesaid, or note representing the same, or any renewal thereof, or renewals of any portion thereof, with interest thereon, if any shall be due, according to the true intent and

meaning of the said obligation and conditions thereof, then this deed of bargain and sale shall cease, determine and be utterly null and void, otherwise it shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that I am to hold and enjoy the said premises until default of payment shall be made.

WITNESS my Hand and seal this 14th day of February

in the Year of our Lord One Thousand Nine Hundred Forty-eight

and in the One Hundred and Seventy-second year of the Sovereignty and Independence of the United States of America.

SIGNED, Sealed and Delivered in the presence of:

Mary M. Dutton) Minnie Burdette Brown (L.S.)
J. C. Fort) (L.S.)

State of South Carolina,)
County.)

MORTGAGE OF REAL ESTATE

PERSONALLY appeared before me Mary M. Dutton and made oath that he saw the within named Minnie Burdette Brown sign, seal and as per act and deed deliver the within written deed, and that he with J. C. Fort witnessed the execution thereof.

SWORN to before me this 14th day of February A. D. 1948. J. C. Fort (L. S.) Notary Public, S. C.

WOMAN GRANTOR

Recorded February 16th, 1948, at 10:00 A.M. #3241
State of South Carolina,)
County.) RENUNCIATION OF DOWER