

And the said mortgagor S. agrees to insure and keep insured the houses and buildings... not less than Fourteen Thousand... with extended coverage... satisfactory to the mortgagee from loss or damage by fire...

required by the mortgagee and assign and deliver the policies of insurance to the mortgagee... the mortgagor shall at any time fail to do so, then the mortgagee may cause to be paid... itself for the premium, with interest, under this mortgage; or the mortgagee at his option...

AND should the mortgagee, by reason of any such insurance against loss or damage by fire or other casualties or contingencies, as aforesaid, receive any sum or sums of money for any damage... other casualties or contingencies, to the said building or buildings, such amount may be retained... toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the mortgagor...

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest thereon, at the time the same becomes due, or in the case of failure to keep insured for the benefit of the mortgagee... and buildings on the premises against fire and tornado risk, and other casualties or contingencies, as herein provided; or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

And it is further covenanted and agreed that 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 taxing any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgages for State or local purposes, or the manner of the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said mortgagee, without notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the mortgagor agrees to and does hereby assign the rents and profits arising of to arise from the mortgaged premises as additional security for this loan, and agree that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the rents and profits, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if we the said mortgagor S, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due according to the true intent and meaning of the said note, and any and all other sums which may become due and payable hereunder, the estate hereby granted 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 shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

WITNESS OUR hand S. and seal This 12th day of November in the year of our Lord one thousand, nine hundred and forty-eight and in the one hundred and seventy-third year of the Independence of the United States of America.

Signed, sealed and delivered in the Presence of: Lillian H. Cheatham, Bradley Morrah, Jr., Ellison G. Webster, Jr., C. L. Scott (L.S.)

State of South Carolina, GREENVILLE County PROBATE

PERSONALLY appeared before me Lillian H. Cheatham and made oath that She saw the within named Ellison G. Webster, Jr. & C. L. Scott sign, seal and as their act and deed deliver the within written deed, and that She with P. Bradley Morrah, Jr. witnessed the execution thereof.

Sworn to before me, this 12th day of November, A. D. 1948 Notary Public for South Carolina (L.S.) Lillian H. Cheatham

State of South Carolina, Greenville County RENUNCIATION OF DOWER

I, F. P. Cunningham a Notary Public for S. C., do hereby certify unto all whom it may concern that Mrs. Rosalie H. Webster the wife of the within named Ellison G. Webster, Jr. 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 LIBERTY LIFE INSURANCE COMPANY, its successors and assigns, all her interest and estate and also all her right and claim of Dower, in, or to all and singular the Premises within mentioned and released.

Given under my hand and seal, this 12 day of November, A. D. 1948 F. P. Cunningham (L.S.) Rosalie H. Webster

Notary Public for South Carolina Recorded November 12th, 1948 at 1:15 P. M. #24787