

And the said mortgagor(s) agree(s) to insure and keep insured the house and building... Four Thousand Five Hundred (\$4,500.00) satisfactory to the mortgagee(s) from loss or damage by fire, with extended coverage...

AND should the Mortgagee(s), by reason of any such insurance against loss by fire or casualty... or sums of money for any damage by fire or other casualty to the said building or building...

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest of the loan... same becomes due, or in the case of failure to keep insured for the benefit of the mortgagee(s)...

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...

And in case proceedings for foreclosure shall be instituted, the mortgagor(s) agree(s) to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan...

PROVIDED, ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if

the said mortgagor(s), do and shall well and truly pay or cause to be paid unto the said mortgagee(s) 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 IT IS AGREED by and between the said parties that said mortgagor(s) shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

WITNESS MY hand(s) and seal(s) this 22nd day of December, 19 48

Signed, sealed and delivered in the Presence of:

Patrick C. Fant
F. D. Rainey

Isbell B. Pearce (L.S.)
(L.S.)
(L.S.)
(L.S.)

The State of South Carolina, Greenville County

PROBATE

PERSONALLY appeared before me F. D. Rainey and made oath that he saw the within named Isbell B. Pearce her sign, seal and as act and deed deliver the within written deed, and that he with witnessed the execution thereof.

Sworn to before me this 22nd day of December 19 48. Patrick C. Fant (L.S.) Notary Public for South Carolina

F. D. Rainey

The State of South Carolina, County

NO DOWER NECESSARY-MORTGAGOR A WOMAN RENUNCIATION OF DOWER

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

Recorded December 22nd, 1948 at 3:45 P. M. #27801