the like, the Morigages may payments provided for in this section or any other payments for the like, the Morigages may pay the same, and all sums so paid shall bear interture in the note secured hereby from the date of such advance and shall be secured by

The last hope the premises in as good order and condition as they are now and will not commit the premises thereof, ressonable wear and tear excepted.

The late of the improvements now existing or hereafter erected on the mortgaged property is required from time to time by the Mortgagee against loss by fire and other said contingencies in such amounts and for such periods as may be required by the late of the pay promptly, when due, any premiums on such insurance provision for payment of in companies approved by the late of the policies and renewals thereof shall be held by the Mortgagee and have attached thereto the policies and renewals thereof shall be held by the Mortgagee. In event of loss Mortgagor will be a make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such tree directly to the Mortgagee instead of to the Mortgagee at its option either to the reduction proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the mortgage or other transfer of title to the mortgaged property in extinguishment of the industrial actured hereby, all right, title and interest of the Mortgagor in and to any insurance publish then in force shall pass to the purchaser or grantee.

That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after the default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the legal proceedings are the rents, issues, and profits, who, after designs and expenses attending such proceedings and the execution of his trust as receiver, the rents issues, and profits, toward the payment of the debt secured hereby.

8. The Mortgager further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within sixty days from the date hereof (written statement of any officer of the Federal Housing Administration or authorized agent of the Federal Housing Commissioner dated subsequent to the fixed time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility) the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions, or covenants of this mortgage and virtue. If there is a default in any of the Mortgagee, all sums then owing by the mortgage shall become immediately due and payable and this mortgage may be forestimated waives the benefit of any appraisement laws of the State of South Carolina. It is not the force closure of this mortgage, or should the Mortgagee in the suit involving this mortgage or the title to the premises described herein, or should hereby or any part thereof be placed in the hands of an attorney at law for collection hereby or any part thereof be placed in the hands of abstract) incurred by the Mortgagoe, all costs and expenses (including continuation of abstract) incurred by the Mortgagoe of the Mortgagoe, all costs and expenses (including continuation of abstract) incurred by the Mortgagoe.

The transparts herein contained shall bind, and the benefits and advantages shall inure to, the respective ballies processors, administrators, successors, and assigns of the parties hereto. Whenever used, the applicable parties shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

| mand (B) and seal (B) this | uay on buly , 10 49 |
|--|--|
| Strength and delivered in presence of: | Helet Ralling [SEAL] |
| I Solo My | Fellins [SEAL] |
| Ja Jackshy | [SEAL] |
| Singular the prants was | [SEAL] |
| had ceth that he saw the within-named | llen M. Lockaby Hubert Rollins and Hazel P. Rollins act and deed deliver the within deed, and that deponent, witnessed the execution thereof. |
| | Eller M. Sockely |
| to and subscribed before me this | The day of July Ste 1949 |
| | Notary Public for South Carolina. |