

In case of default in the payment of any part of the principal indebtedness or of any part of the interest, at the time the same becomes due or in the case of failure to keep insured for the benefit of the mortgagee the houses 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 mortgage 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.

The mortgagor, for himself (self), his (its) heirs, successors and assigns, does hereby assign and set over unto the mortgagee all rents, issues and profits from the above mortgaged property hereafter accruing as additional security for the indebtedness and other liens herein referred to and for the purpose of keeping said mortgaged property in proper repair, and the mortgagee is given a prior and continuing lien thereon provided, however, that upon there be a default under the terms hereof, the mortgagee may continue to collect and enjoy said rents, issues and profits without responsibility to the mortgagee. This assignment of rents shall be in addition to the other remedies herein provided for in event of default, and may be put into effect independently of or concurrently with any or all remedies. This assignment and lien shall apply to all rents, issues and profits hereafter accruing from present leases and leases to be hereafter made of the mortgaged property and from all leases or renewals hereafter made by the present or any future owners of the property, and any purchaser of the mortgaged property shall take subject to all of the provisions and conditions herein.

In addition to any of the other provisions and remedies hereof or as provided by law, the mortgagee may immediately, after any default under the terms and conditions hereof, apply for the appointment of a receiver to collect the rents, issues and profits from said premises, including the authority to let or take of the premises or part thereof when the same shall become vacant, and apply for the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for any moneys then or hereafter actually received; and the mortgagee shall be entitled to the appointment of such a receiver as a matter of right, without consideration to the value of the mortgaged premises as security for the amounts due or the solvency of any person to whom he is for the payment of such amounts. This right is cumulative and is not a waiver by the mortgagee of any of its other rights hereunder.

And in addition to any of the other provisions and remedies hereof or as provided by law, and while it in any manner realises, for or during the term of the mortgage, hereunder or afterwards in case proceedings for foreclosure shall be instituted, the mortgagee may, in addition to the rents and profits herein or to arise from the mortgaged premises as additional security for the loan, and agrees that any judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits, with authority to let or take of the premises or part thereof when the same shall become vacant, and apply the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for any 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 Dempsey Real Estate Co., Inc., the said mortgagor, doth and she shall well and truly pay or cause to be paid the principal sum of money secured by the debt or sum of money advanced, with interest thereon, if any be due according to the face and tenor of the said note, and any and all other sums which may become due and payable hereunder, the same to be paid as and when the same shall become due and payable, and he utterly null and void; otherwise to remain in full force and effect.

AND WHEREAS the said mortgagor and the said mortgagee shall be entitled to hold and enjoy the said premises until a default shall be made as herein provided.

WITNESSETH the mortgagor's hand and seal this 10th day of October 1969 of our Lord one thousand, nine hundred and sixty-nine and ninety-third year of the Independence of the United States of America.

Signed, read and subscribed in the Presence of:
Alfred B. Kimball
Unita C. Yates

DEMPSEY REAL ESTATE CO., INC. (L. S.)
By: *Ray T. Dempsey* President (L. S.)
And: *Helen A. Dempsey* Secretary (L. S.)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw Ray T. Dempsey as President and Helen A. Dempsey as Secretary of Dempsey Real Estate Co., Inc., a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN TO before me this)
10th day of October, 1969.)
Alfred B. Kimball (LS)
Notary Public for South Carolina
My commission expires January 1, 1970.

Recorded Oct. 13, 1969 at 4:21 P. M., #8820.