

And the said mortgagor agrees to insure the house and buildings on said tract for the full amount of the mortgage debt and to pay the cost of such insurance...
in company or companies which shall be acceptable to the mortgagee and to pay the cost of such insurance...
damages by fire with extended coverage...
of policies of insurance payable to the mortgagee...
of the said mortgagee...
and expenses of such insurance...
of any taxes or other public assessments...
of the full amount of the mortgage debt and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagor do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale 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 the mortgagor ^{are} to hold and enjoy the said premises until default of payment shall be made.

And if at any time any part of said debt, or interest thereon, be past due and unpaid the said mortgagor hereby assigns the rents and profits of the above described premises to said mortgagee, or the mortgagee's heirs, executors, administrators, successors or assigns, and agrees 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 and expenses, without liability to account for anything more than the rents and profits actually collected.

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, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said mortgagor ^{have their} caused ^{their} corporate seal to be hereunto affixed and these presents to be subscribed by ^{their} duly authorized officers on this the 24th day of July, in the year of our Lord One Thousand Nine Hundred and Seventy

Signed, Sealed and Delivered in the presence of:
William H. Shelton
William H. Shelton

CAINE REALTY & MORTGAGE COMPANY (L.S.)
By: T. B. Helton, Pres.
And Mary L. Shaw, Secy.
PARAMOUNT DEVELOPERS, INC. (L.S.)
By: R. E. Hughes, Pres.
And Frank W. Spaulding, Secy.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY appeared before me William H. Shelton and Mary L. Shaw of Caine Realty & Mortgage Company 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 he with J. P. [unclear] witnessed the execution thereof.

SWORN TO before me this 24th day of July, 1970
William H. Shelton (L.S.)
Notary Public for South Carolina
My commission expires: May 13, 1978

William H. Shelton