

And the said mortgagor... agree... to insure and keep insured... not less than Eight Thousand... satisfactory to the mortgagee from loss or damage by fire or... Dollars from loss or damage by tornado... required by the mortgagee and assign and deliver the policy... the mortgagor... shall at any time fail to do so, then the mortgagee... itself for the premium, with interest, under this mortgage; or the mortgagee... the debt due and institute foreclosure proceedings.

AND should the mortgagee, by reason of any such insurance... casualties or contingencies, as aforesaid, receive any sum or sums... other casualties or contingencies, to the said building or buildings... toward payment of the amount hereby secured; or the same may be paid... mortgagor... his... successors, heirs or assigns, to enable such parties... buildings in their place, or for any other purpose or object... of this mortgage for the full amount secured thereby before such... contingencies, or such payment over, took place.

In case of default in the payment of any part of the principal... the time the same becomes due, or in the case of failure to have insured... and buildings on the premises against fire and tornado risk, and... in case of failure to pay any taxes or assessments to become due... in either of said cases the mortgagee shall be entitled to declare the...

And it is further covenanted and agreed that in the event of the passage... any law of the State of South Carolina deducting from the value of land... or changing in any way the laws now in force for the taxation of mortgages... local purposes, or the manner of the collection of any such taxes, so as to affect... sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said mortgagee, be... out notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted... the rents and profits arising or to arise from the mortgaged premises... agree... that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver... with full authority to take possession of the premises, and collect the rents and profits... (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 E. L. Field, the said mortgagor, 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 my hand and seal this 9th 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 N. Cheatham, Patrick C. Fant, E. L. Field (L. S.), (L. S.), (L. S.), (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 E. L. Field sign, seal and as his act and deed deliver the within written deed, and that I he with Patrick C. Fant witnessed the execution thereof.

Sworn to before me, this 9th day of November A. D. 1948 Patrick C. Fant (L. S.) Notary Public for South Carolina Lillian N. Cheatham

State of South Carolina, GREENVILLE County, RENUNCIATION OF DOWER

I, Patrick C. Fant a Notary Public for S. C., do hereby certify unto all whom it may concern that Mrs. Bessie Godfrey Field the wife of the within named E. L. Field 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 9th day of November A. D. 1948 Patrick C. Fant (L. S.) Notary Public for South Carolina Bessie Godfrey Field Recorded November 9th. 1948 at 3:21 P. M. #24517