

gagee. If the Mortgagor fails to make any payments provided for in this mortgage... for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid... shall be secured by this mortgage.

5. That he will keep the premises in as good order and condition as they are now and will not... or permit any waste thereof, reasonable wear and tear excepted.

6. That he will keep the improvements now existing or hereafter created on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, any premiums on such insurance provision for payment of which has not been made hereinbefore.

7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

8. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within 60 days from the date hereof (written statement of any officer of the Federal Housing Administration or employee of the Federal Housing Commissioner dated subsequent to the said 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.

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.

WITNESS my hand(s) and seal(x) this 3rd day of December, 1948. Signed, sealed, and delivered in presence of: [Signatures and seals of witnesses]

STATE OF SOUTH CAROLINA } ss: COUNTY OF GREENVILLE, }

Personally appeared before me Rachel D. Trotter, and made oath that he saw the within-named Julius H. Cannon, Jr. sign, seal, and as his act and deed deliver the within deed, and that deponent, with J. Laue Hinson, witnessed the execution thereof.

Sworn to and subscribed before me this 3rd day of December, 1948. [Notary seal and signature]