

to take out a life insurance policy insuring the payment of the .  
in case of my death, and I do hereby authorize the First Federal Savings  
of Greenville to advance any premiums upon said policy which I  
charge thereon to my mortgage account to be paid by me in  
payments set out herein.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the  
said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said FIRST  
FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, its successors and assigns for-  
ever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and  
forever defend all and singular the said Premises unto the said FIRST FEDERAL SAVINGS AND LOAN  
ASSOCIATION, OF GREENVILLE, its successors and assigns, from and against me and my  
Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to  
claim the same or any part thereof.

And I do hereby agree to insure the house and buildings on said lot in a sum not less than  
Ten Thousand and No/100 - - - - - (\$ 10,000.00) Dollars fire insurance and  
not less than Ten Thousand and No/100 - - - (\$ 10,000.00 ) Dollars tornado insurance,  
in a company or companies acceptable to the mortgagee, and to keep same insured from loss or damage  
by fire or windstorm, and do hereby assign said policy or policies of insurance to the said mortgagee,  
its successors and assigns; and in the event I should at any time fail to insure said premises, or  
pay the premiums thereon, then the said mortgagee, its successors and assigns, may cause the buildings  
to be insured in MY name, and reimburse itself for the premiums and expense of such insurance un-  
der this mortgage, with interest.

And I do hereby agree to pay all taxes and other public assessments against this property on  
or before the first day of January of each calendar year, and to exhibit the tax receipts at the offices of  
the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, immediately upon  
payment, until all amounts due under this mortgage have been paid in full, and should I fail to pay  
said taxes and other governmental assessments, the mortgagee may, at its option, pay same and charge  
the amounts so paid to the mortgage debt, and collect same under this mortgage, with interest, in twelve  
equal monthly instalments in addition to regular monthly payments.

And it is hereby agreed as a part of the consideration for the loan herein secured, that the mort-  
gagor shall keep the premises herein described in good repair, and should I fail to do so, the  
mortgagee, its successors or assigns, may enter upon said premises, make whatever repairs are neces-  
sary, and charge the expenses for such repairs to the mortgage debt and collect same under this mort-  
gage, with interest, in twelve equal monthly instalments in addition to regular monthly payments.

And it is further agreed that I shall not further encumber the premises hereinabove described,  
nor alienate said premises by way of mortgage or deed of conveyance without consent of the said Asso-  
ciation; and should I do so said Association may, at its option, declare the debt due hereunder at  
once due and payable, and may institute any proceedings necessary to collect said debt.

And I do hereby assign, set over and transfer unto the said FIRST FEDERAL SAVINGS AND  
LOAN ASSOCIATION, OF GREENVILLE, its successors and assigns, all the rents and profits accruing  
from the premises hereinabove described, retaining however, the right to collect said rents so long as  
the payments herein set out are not more than thirty days in arrears, but if at any time any part of said  
debt, interest, fire insurance premiums or taxes shall be past due and unpaid, said mortgagee may (pro-  
vided the premises herein described are occupied by a tenant or tenants), without further proceedings,  
take over the property herein described, and collect said rents and profits and apply same to the pay-  
ment of taxes, fire insurance, interest, and principal, without liability to account for anything more than  
the rents and profits actually collected, less the costs of collection; and should said premises be occupied  
by the mortgagor herein, and the payments hereinabove set out become past due and unpaid, then

I do hereby agree that said mortgagee, its successors and assigns, may apply to any Judge of the  
Circuit Court of said State, at Chambers or otherwise, for the appointment of a Receiver, with authority  
to take charge of the mortgaged premises, designate a reasonable rental, and collect same and apply