And the said mortgagor(s) agree(s) to insure and keep insured the houses and buildings on said lot in a sum not less than Five Thousand ($5,000.00) Dollars in a company or companies satisfactory to the mortgagee(s) from loss or damage by fire, with extended coverage endorsement thereon, and to deliver the policies of insurance to the said mortgagee(s) and that in the event the mortgagor(s) shall at any time fail to do so the mortgagee(s) may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage, or the mortgagee(s) at its election may on such failure declare the debt due and institute foreclosure proceedings.

AND should the Mortgagee(s), by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum or sums of money for any damage by fire or other casualty to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the Mortgagor(s), his successors, heirs or assigns, to enable such parties to repair said buildings or to erect another building in their place, or for any other purpose or object satisfactory to the Mortgagee(s), without affecting the lien of this mortgage for the full amount secured thereby before such damage by fire or other casualty, or such payment over, took place.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest thereon, when the same becomes due, or in the case of failure to keep insured for the benefit of the mortgagee(s) the houses and buildings on said premises against fire and other casualty, as herein provided, or in case of failure to pay any taxes or assessments on said property within the time required by law; in either of said cases the mortgagee(s) shall be entitled to declare the 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, any debt secured in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or changing in any manner 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(s), without notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the mortgagor(s) agrees to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agrees that any Court of competent jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take charge of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon the mortgage 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 the said mortgagor(s), do and shall well and truly pay unto the said mortgagee(s) 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, then this deed and all the rights 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(s) shall be entitled to hold and enjoy the premises until default shall be made as herein provided.

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, the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any assignee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

WITNESS the hand(s) and seal(s) this 29th day of October, 1954.

Signed, sealed and delivered in the Presence of:

Peggy Golden

Annie Belle H. Carey

The State of South Carolina,

County

PROBATE

PERSONALLY appeared before me Peggy Golden

saw the within named

sign, seal and as

Annie Belle H. Carey

Sworn to before me, this 29th day of October 1954

Annie Belle H. Carey

Notary Public for South Carolina

The State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I, Annie Belle H. Carey, Notary Public for South Carolina

certify unto all whom it may concern that Mrs.

the wife of the within named

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 First National Bank of Greenville, its successors and assigns, Dorothy Groran Mace, dated June 7,

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 29th day of October A. D. 1954

Annie Belle H. Carey (L. S.)

Notary Public for South Carolina

Recorded October 29th. 1954 at 12:59 P. M. #34572