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do and shall well and truly pay or cause to be paid unto the said BANK OF GREENWOOD, or its order, the said debt, or sum of money aforesaid, with interest thereon, if any shall be due according to the terms of said Note; and do and perform all the covenants and agreements herein contained, then this deed of Bargain shall cease, determine and be utterly null and void, otherwise to remain in full force and virtue.

1. It is Covenanted and Agreed by and between the parties that the said Mrs. Callie Self Coker, her Heirs, Executors and Administrators, shall and will insure the house and all the buildings on the said premises (if any there be) in such insurance company as may be approved by BANK OF GREENWOOD, in a sum of not less than its insurable value against loss or damage by fire, and the same kept insured until the above mentioned debt is fully paid, and assign the policy to the said BANK OF GREENWOOD, and in case that she fail to do so, the said BANK may cause the same to be done and reimburse itself for the premiums and expenses these with interest thereon at the rate of five per cent. and that the same shall stand secured by this mortgage.

2. It is also Covenanted and agreed, that the said Mrs. Callie Self Coker shall pay as they become due all taxes by whatsoever authority legally imposed upon the property hereby mortgaged, and in case she fails to do so the said BANK may cause the same to be paid and reimburse itself therefor with interest at the rate of five per cent. per annum and the amount stand secured by this mortgage.

3. It is also Covenanted and Agreed, that the said Mrs. Callie Self Coker, her agents and tenants shall keep the said premises in as good order and condition as they now are. and not commit waste or cut down the timber thereon, to such an extent as to impair the value of the same as a security for the said loan or debt herein, and that the said BANK OF GREENWOOD, or the holder hereof, shall be the judge as to the same as to whether it impairs the said security.

4. And it is also Covenanted and Agreed, that in case of default in payment under any of the conditions of said Note, or failure to pay the taxes or any taxes hereinbefore specified, or to insure the house or buildings as specified hereinbefore, or to do and perform any of the other Covenants and Agreements of this mortgage for the space of TEN consecutive days, the whole amount of the principal shall thereupon immediately become due and payable to the said BANK OF GREENWOOD or the holder hereof.

5. It is also Covenanted and Agreed, that in case any action or proceedings of any kind to foreclose this mortgage is commenced or instituted by said Bank, or its assigns, a Receiver may be appointed pending such said proceedings with the usual powers in such case, to take charge of the rents and profits, crop or crops of any kind, of said mortgaged premises above described, to which end the same are hereby specifically pledged to said Bank as part of its security. The proceeds thereof after the payment of all costs and expenses incurred in obtaining said receiver shall be applied to the payment of the said above mentioned debt.

6. It is also Covenanted and Agreed, that in case said debt, or any part thereof, is established by any action for foreclosure or of debt on the said Note that the said BANK OF GREENWOOD in addition to the said debt shall also recover of the said mortgagor all attorney's fees incurred not to exceed Ten per cent. of the amount of this debt and interest, or in case the said Note and mortgage shall be placed with an attorney for collection, all attorney's fees shall be due and collectible as a part of this debt and stand secured by this mortgage.

7. It is also Covenanted, that the said Mrs. Callie Self Coker shall hold and enjoy the possession of the said premises until default of payment as herein provided or a breach of some of the covenants and agreements herein shall be made.

WITNESS my Hand and Seal this the 22nd day of July, A. D., 1955, Nineteen Hundred Fifty-five.

Signed, Sealed and Delivered in the presence of

*[Handwritten signatures of witnesses]*

*[Handwritten signature of Mrs. Callie Self Coker]*  
Mrs. Callie Self Coker (L. S.)  
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\_\_\_\_\_  
(L. S.)