

The Mortgagor covenants and agrees that the Mortgagee may, in case of default at any time without prior demand or notice, demand, collect and receive any and all rentals due and payable or to become due and payable from any tenant occupying or having the right to occupy said hereinbefore described property, which said rentals shall be applied on account of the principal and interest of this mortgage and the obligation hereby secured, as well as taxes against the property described herein and cost of insurance premium and necessary repairs.

The above described land is _____ the same conveyed to _____ by _____ on the _____ day of _____ 19 _____ deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book _____ Page _____

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 said premises unto the said Pennsylvania Threshermen & Farmers' Mutual Casualty Insurance Company, Harrisburg, Pa., its successors

~~Heirs~~ and Assigns forever.

And we do hereby bind ourselves, our _____ Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~ and Assigns, from and against us our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we _____, the said mortgagor_s, agree to insure the house and buildings on said land for not less than -----Twelve Thousand and No/100 ----- Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event _____ shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we _____ the said mortgagor_s do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note _____, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.