And sind mentgages actives to keep the building and improvements now standing or hereafter exceeding in the premises and any and all apparatus, fixtures and appurtenances now or kee diter in or attracted to said buildings or approximistated against loss or damage by fire and such other hazards as the montgage may from take to time require, all such accordance to be in forms, in companies and in sums (not less than sufficient to avoid any claim on the part of the montgage; that all insurance policies shall be hold by and shall be for the bareful of and first payable in case of loss to the mortgagee, and that at least fifteen days before the expiration of each such policy, a new and sufficient policy to take the place of the one so expiring shall be delivered to the mortgagee. The mortgager hereby assigns to any policy of insurance on said property may, at the option of the mortgagee, be applied by the mortgagee upon any indebtedness and/or obligation secured hereby and in such order as mortgage may determine; or said amount or any portion thereof may, at the option of the mortgagee, either be used in replacing, repairing or restoring the improvements partially or totally destroyed to a condition satisfactory to said mortgagee, or be released to the mortgager in either of which events the mortgagee shall not be obligated to see to the proper application thereof; nor shall the amount so released or used be deemed a payment on any indebtedness secured hereby. The mortgagor hereby appoints the mortgagee attorney irrevocable of the mortgagor to assign each such policy in the event of the foreclosure of this mortgage. In the event the mortgage may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgage at its election may on such failure declare the debt due and institute foreclosure proceedings. the debt due and institute foreclosure proceedings.

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

And in case proceedings for foreclosure shall be instituted, the mortgagor 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 Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said 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, does and shall well and truly pay or cause to be paid unto the said mortgagee 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, the estate 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 shall be entitled to hold and enjoy the said 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 payee of the

indebtedness hereby se	cured or any trans	eree thereor wi	etner by op	eration (	or law or othe	rwise.	
WITNESS	our	hands a	and sealS	this	30th		day of
Apri1	in the year	of our Lord o	ne thousand	nine hu	ndred and	seventy-four	and
in the one hundred and of the United States of	d nine f America.	ety-eight	h		). <i>/</i>	year of the Inc	lependence
Signed, sealed and deli	ivered in the Preser	ce of:	1 6				
Carolin by	Bourell		(-/	Ull	n 0/	(Posto	(L. S.)
Oul R	Que		Ec	lwi n	Eugene 9	layton (Same a	s Edwin E (L. s.Clayton)
	**************************************		D	lele	R. Clayt	Cla Xa	(L. S.)
							(L. S.)
The State of	South Ca	rolina,	}		PRO	ВАТЕ	
_		<b>.</b> .	(		110	JA 1 2 3	
Greenv		County	<i>)</i>	1 1			
PERSONALLY ap	peared before me	Carolyn	G. Bag	Ega.w.	E clasten)	and made oath the	at 5 he
saw the within named	Edwin Euge	ene Clayt					
sign, scal and as	our		act and	deed de	iver the within	n written deed, and that S	he with
	D	ell R. O	wens			witnessed the executio	n thereof.
Sworn to before me, the		day	1	_			:
of O as O	April	19 74		Oar	olm b Yo	Segwill	
Notary P	Public for South C	arolina				U	
My commission			<u> </u>				
The State of	South Ca	ronna,		T	ENHNCIAT	TION OF DOWER	
0	: 11 .		<b>&gt;</b>	r	ENUNCIA	HON OF DOWER	
Greenv	1116 0	unty	)				
1,	Dell R.	Owens				, d	lo hereby
certify unto all whom it	t may concern that	Mrs. Deb	ra R. C	layto	on		
the wife of the within n	named Edwi	n Eugene	Clayto	n (sas	As Edail	F. Clayton ) did this da	y appear
before me, and, upon lany compulsion, dread of	being privately and or fear of any pers	separately exar on or persons w	nined by me homsoever,	, did dec renounce	lare that she release and	does freely, voluntarily, and forever relinquish unto th	i without ne within
named The Soul	th Carolina	Nationa	l Bank,	Gree	enville,	S. C., its	l assigns,
all her interest and est	ate and also her ri	ght and claim	of Dower, is	o, or to a	ll and singular	the Premises within mention	oned and
Given under my hand a	nd seal, this $30$	th D. 1974	)	) all	r Sa B	r. Waster	<u>a</u>
Dun R	Oure	11.5.1)					

RECORDED MAY 2 '74 27'714

Notary Public for South Carolina

My commission expires: 6-2/82