And the said mortgagor(s) agree(s) to Nine Thousand Six Hundred and No/100(\$9,600.00) — Dollars in a company or companies satisfactory to the mortgages(s) from loss or desnage by five, with extended enverage endouvement thereon, and assign and deliver the policies of insurance to the said most pages(s) and that in the event the mortgages(s) shall at any time fail to do so, then the mortgages(s) may cause the same to be insured and seizebures itself for the premium, with interest, under this mortgage; or the mortgages(s) at its election may on such failure declare the dabt due and institute foreclosure proceedings. ings on said lot in a sum not less than

AND should the Mortgagee(s), by reason of any such insurance against loss by five or tornade as aforesaid, receive any sum or sums of money for any damage by five or other cases by the said building set buildings, such amount may be retained and applied by it toward payment of the amount fereign accounts to the said buildings or to erect new buildings in their place, or for any other purposes or object, at another the buildings or to erect new buildings in their place, or for any other purposes or object, at another the buildings or to erect new buildings for the full amount secured thereby before such damages to the said buildings, or such payment over, took place.

In case of default in the payment of any part of the substitute in the buildings on the same becomes due, or in the case of failure to been instance for the besself of the mortgages(s) the houses and buildings on the premises against fire and other casualty, as burels paywelded, or a 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 mortgages(s) 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 event of the passage, after the date of this mortgage, or any law of the State of South Carolina deducting from the event of the passage of taxing any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or dates accurately 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 Mortgages(s), without notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the mortgager(s) agree(s) to and does hereby assign the rents and profits arising or to arise from the mortgaged promises as additional accountry for this loan, and agree(s) 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

be paid 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, the estate hereby granted shall cease, determine and be utterly sull 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 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. Whonever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to sil genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferred thereof whether by operation of law or otherwise.

Signed, sealed and delivered in the Presence of: Bertha Harrell 7.

11th day of September

The State of South Carolina.

GREENVILLE

WITNESS T

County

PROBATE

PERSONALLY appeared before me Margaret McCreary Bertha Harrell Ridenhour saw the within named

and made oath thathe

her signiment and as

my hand(s) and seal(s) this

act and deed deliver the within written deed, and that She with Patrick C. Fant witnessed the execution thereof.

Swam to before me, this September 19 51 Potrick C Daul Notary Public for South Carolina

The State of South Carolina,

County

MORTGAGOR WOMAN RENUNCIATION OF DOWER

certify unto all whom it may concern that Mrs.

the wife of the within named

did this day appear

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

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

day of

A. D. 19

Notary Public for South Carolina