	Mufheirs, executors, administrators or assigns, to warrant and forever defend all an
gular the said premises unto the said The Penn Mutual Life Insurance	ce Company, its Successors or Assigns, from and against
PROVIDED ALWAYS, NEVERTHELESS, and it is the tru	ie intent and meaning of the parties to these presents, that if the said
Jhulsa H.	sme as
and shall well and truly pay, or cause to be paid unto the said	d The Penn Mutual Life Insurance Company, its Successors or Assigns, the said debt commented the covenants herein contained according to the true intent and meaning of said Not
this Mortgage, then this Deed of Bargain and Sale shall cease, det	termine and be utterly null and void; otherwise it shall remain in full force and virtue.
	A Sulah, hlv
re executors administrators or assigns, will pay said Note with inte	erest thereon as the same becomes due and payable; and will pay all taxes and assessment
w on said premises, and hereafter put thereon, in good condition a	the same become delinquent, and will keep all fences, buildings, and other improvement and repair, and will do no act by which the value of said premises may be impaired.
2. AND IT IS FURTHER COVENANTED, That the said	Theresa H. Smeak, Lee
	said premises against loss by fire in the sum of
some responsible insurance companies, approved by the said mortgag	gee, its Sucessors or Assigns, with loss, if any, payable to the said mortgagee, its Successor rance to said mortgagee, and if any more insurance is taken on the property that all policies
same shall be delivered to said mortgagee and loss made payable to	said mortgagee, and if any more insurance is taken on the property that an poince said mortgagee, its Successors or Assigns, the same as in the required policy, and in casted by fire, the said mortgagee, its Successors or Assigns, shall have the right to apply the
11 from the incurence in payment of the debt secured be	arehy whather due or not
3. AND IT IS FURTHER COVENANTED, That if the said	Thursa H. Smeak, Lev
rs, executors, administrators or assigns, shall fail to pay said taxes	and assessments, or shall fail to procure and keep up said insurance, as herein agreed, the
i mortgagee, its Successors or Assigns, may pay said taxes and assigns	essments, and effect said insurance, and charge the sum so paid against said
Theresa IV.	Smeak, her
rs, executors, administrators or assigns, and said premises; and the n	noney so advanced for the payment of such taxes, assessments, insurance or any charge of
atsoever nature on the property hereby conveyed shall be added to t num, shall be secured by this mortgage, and shall be forthwith due a	the mortgage debt, and the repayment thereof, with interest at the rate of eight per cent. pound payable; and the said mortgagee, its Successors or Assigns, shall be subrogated to all the
hts of the person to whom such payments have been made. 4. AND IT IS FURTHER COVENANTED, That if the said	Thereia H. Smed her
	<u>'</u>
rs, executors, administrators or assigns, shall make such payments as	s herein specified, then this mortgage shall be void, but if the said
JAUUSIO 14	L Smeak, her
rs, executors, administrators or assigns, shall fail to keep any of the	covenants herein contained, or to pay any of said moneys as they become due and payab
e agreement, as provided herein: or if the buildings and improvements	be made in the payment of said taxes or assessments; or if default be made in the said insu are not kept in good repair; or in case any tax or assessment is assessed within the State of
th Carolina against the debt or Note secured hereby, or the interest	in said premises of said mortgagee, its Successors or Assigns; or upon the rendering by an the mortgagor as herein provided, to pay any tax or taxes is legally inoperative, then
ontion of said mortgagee or its Successors or Assigns, the whole in	ndebtedness and all sums secured by the mortgage, to-wit: The principal and interest the nortgagorherein for taxes, assessments, premiums of insurance, and charges of any kin
Il at once become due and payable without notice, and the money due foreclosed for the whole amount of said moneys, interest, costs and	on said Note and for advances as aforesaid, shall then become due and this mortgage ma
5. AND AS A FURTHER SECURITY for the payment of the d	lebt and interest secured hereby, and for the performance of all the covenants of said No
this mortgage, the said Jhllsa IX.	Smeak
A hereby transfer set over and assign to the said The Dann Mis	
THE TOTAL PARTY OF THE PARTY OF	tual Life Insurance Company, its Successors or Assigns, all of the rents and income of the
d mortgage premises for each and every year that the said debt an	tual Life Insurance Company, its Successors or Assigns, all of the rents and income of the di interest may be unpaid, together with all rights and remedies for enforcing the collection its Successors or Assigns, shall be entitled to have a Receiver appointed to take charge of
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