

here, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

To have and to hold all and singular the Premises before mentioned unto the said Board of Trustees of Presbyterian College of South Carolina, A. E. Spencer, Treasurer, its successors <sup>and assigns forever</sup>, and we do hereby bind ourselves as aforesaid and assigns forever, our heirs, Executors and Administrators and successors to warrant and firm defend all and singular the said Premises unto the said Board of Trustees of Presbyterian College of South Carolina, A. E. Spencer, Treasurer, its successors <sup>and</sup> assigns, from and against ourselves, as aforesaid, our successors, heirs, executors administrators and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagors agree to insure the house and building in a sum not less than Four thousand (\$4000.00) Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire and assigns, the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its own name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be not due and unpaid hereby assigns the rents and profits of the above described premises to said mortgagee, or heirs, executors, administrators, or assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs or expenses, without liability to account for anything more than the rents and the profits actually collected.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if we, the said mortgagors, do 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, then this deed of bargain and sale 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