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 Premises before mentioned unto the said REFF FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., its successors and assigns forever. And 202 do hereby bind DIM SILVISI IN A. DUN Heirs, Executors and Administrators to warrant and forever defend all and FIDELITY singular the said Premises unto the said Prem Asllven and Amainstrators, and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof. _do hereby agree to insure the house and buildings on said lot in a sum not less than__ (\$400000) Dollars fire insurance and not less than insurance, in a company or companies acceptable to the mortgagee, and to keep same insured from loss or damage by fire or windstorm, and do hereby assign said policy or policies of insurance to the said mortgagee, its successors and assigns; and in the event____should at any time fail to insure said premises, or pay the premiums thereon, then the said mortgagee, its successors and assigns, may cause the buildings to be insured in Delle and reimburse itself for the premiums and expense of such insurance under this mortgage, with interest. do hereby agree to pay all taxes and other public assessments against this property on or before the first day of January of each calendar FIDELITY year, and to exhibit the tax receipts at the offices of the PASS FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., immediately upon payment, until all amounts due under this mortgage have been paid in full, and should_____fail to pay said taxes and other governmental assessments, the mortgagee may, at its option, pay same and charge the amounts so paid to the mortgage debt, and collect same under this mortgage, with interest. And it is hereby agreed as a part of the consideration for the loan herein secured, that the mortgagor 🔊 shall keep the premises herein described in good repair, and should.___fail to do so, the mortgagee, its successors, or assigns, may enter upon said premises, make whatever repairs are necessary, and charge the expenses for such repairs to the mortgage debt and collect same under this mortgage, with interest. FIDELITY

And_____do hereby assign, set over and transfer unto the said **KIRSU** FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., its successors and assigns, all the rents and profits accruing from the premises hereinabove described, retaining, however, the right to collect said rents so long as the payments herein set out are not more than thirty days in arrears, but if at any time any part of said debt, interest, fire insurance premiums or taxes, shall be past due and unpaid, said mortgagee may (provided the premises herein described are occupied by a tenant or tenants), without further proceedings, take over the property herein described, and collect said rents and profits and apply same to the payment of taxes, fire insurance, interest, and principal, without liability to account for anything more than the rents and profits actually collected, less the costs of collection; and should said premises be occupied by the mortgagor___ herein, AAL___he representatives, shall on or before the first day of each and every month, from and after the date of these presents, pay or cause to be paid to the TEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., its successors or assigns, the monthly installments, as set out herein, until said debt, and all interest and amounts due thereon, shall have been paid in full, then this deed of trust and bargain shall become null and void; otherwise to remain in full force and virtue. And it is further agreed by and between the said parties hereto, that the said mortgagor ..., _____to hold and enjoy the said premises until default of payment shall be made. But if____shall make default in the payment of said monthly installments, or shall make default in any of the covenants and provisions hereinabove set out for a space of thirty days, then, and in such event, the Association may, at its option, declare the whole amount hereunder at once due and payable, together with costs and a reasonable attorney's fee, and shall have the right to foreclose its mortgage. IN WITNESS WHEREOF 2Nd have hereunto set Q 111 hand and seal , this the total day of Il Clinical, in the year of our Lord One Thousand, Nine Hundred and __. 2114____, and in the One Hundred and Independence of the United States of America. Signed, sealed and delivered in the presence of: STATE OF SOUTH CAROLINA, **PROBATE** County of Greenville Thousand made oath that ___he saw the within named Variaban and such witnessed the execution thereof. SWORN to before me this the_ Ben la Thornton Notary Public for South Carolina. 11) (or topuyor, 21. 97). Vaughan, a widower STATE OF SOUTH CAROLINA, RENUNCIATION OF DOWER County of Greenville I, _____, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that GIVEN under my hand and seal, this_____ Notary Public for South Carolina.