

from the mortgaged premises and shall entitle the Mortgagee or the holder hereof to have a receiver appointed, in open court or at chambers, upon ex parte application, to take charge and possession of the premises and collect the rents and profits and apply the net proceeds upon the mortgage debt or any ~~possession of the premises and collect the rents and profits and apply the net proceeds upon the mortgage debt or any~~ unpaid taxes, insurance or other assessment, cost or expense, without liability to account for more than the rents and profits actually received, less all costs and expenses.

6. That, on failure of the Mortgagor to pay taxes, assessments, etc., and insurance premiums, the Mortgagee shall have the right, but shall not be required, to pay the same and recover the amounts paid as a part of this mortgage debt with interest from the date of payment at seven per cent per annum.

7. That, upon any such default, or failure, the Mortgagee, his Heirs, Successors or Assigns, or the holder hereof, shall have the option of declaring the entire debt secured hereby past due and the conditions of this mortgage broken, and shall have the right to immediately foreclose the same; but a failure to declare maturity for any one or more defaults or failures shall not be deemed a waiver of the right to invoke this acceleration clause for any subsequent default or failure.

PROVIDED, ALWAYS, NEVERTHELESS, And it is the true intent and meaning of the parties to these presents that if the Mortgagor shall well and truly pay or cause to be paid unto the Mortgagee or holder hereof, his certain attorney, successors or assigns, the said debt or sums of money aforesaid with interest thereon, it any shall be due, according to the true intent and meaning of the said obligation and condition thereof, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.

IN WITNESS WHEREOF, the undersigned Mortgagor has hereunto set his hand and seal, this 3rd day of October, 1946

his
Broughton X Turner
mark

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

J. Davis Ken

Thomas A. Evins

STATE OF SOUTH CAROLINA)
SPARTANBURG COUNTY)

PERSONALLY appeared before me Thomas A. Evins and made oath that he saw the within named Broughton Turner sign, seal and as x Act and Deed, deliver the within Deed; and that he, with J. Davis Ken witnessed the execution thereof.

SWORN to before me, this 3rd day of) Thomas A. Evins
October 1946)
J. Davis Ken (SEAL))
Notary Public for S.C.

STATE OF SOUTH CAROLINA,)
SPARTANBURG COUNTY) RENUNCIATION OF DOWER

I, J. Davis Ken, Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Ruth Eppley Turner, the Wife of the within named Broughton Turner this day did 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 named mortgagee, his heirs, successors and assigns, all her interest and estate, and also all her right and claim of Dower,