

West twenty-three and twenty-five one-hundredths (23.25) chains to a stone, thence North $37\frac{1}{4}$ degrees East one and eighty-five one-hundredths (1.85) chains to a stone on side of road, thence North 61 degrees West five and no one-hundredths (5.00) chains to a stone, thence South 14 degrees West fourteen and twenty one-hundredths (14.20) chains to a stone, thence due South fifteen and fifteen one-hundredths (15.15) chains to a stone on bank of river above mentioned, thence down the river (the river the line) to the beginning corner, being known as tract number seven (7) in the subdivision of the real estate of John J. Ridgeway, deceased, being the same conveyed to J. C. Gossett by Robt. M. Ridgeway, by deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Book 42, at page 539.

the foregoing three tracts of land are the identical tracts conveyed to Walter E. Greer by Mattie H. Gossett, Individually and as Executrix, and Albert C. Gossett, by deed dated December 1, 1936, duly of record in the R.M.C. Office for the County of Greenville, South Carolina, in Book 196, at Page 10, and being the same tracts of land conveyed to mortgagor by the said Walter E. Greer by deed of even date herewith, delivered simultaneously herewith, and to be recorded.

IT IS MUTUALLY AGREED, That the mortgagor may cut and remove from the growing timber on the foregoing premises, such part thereof as he may desire; PROVIDED that all such timber so cut shall be used in the production of lumber to be used in the erection of a building or buildings on said premises. IT IS DISTINCTLY UNDERSTOOD AND AGREED, that the growing timber on said premises shall not be cut for any other purpose and in the event of a breach of this covenant, such breach shall cause the debt secured hereby to become immediately due and payable and shall confer on the mortgagee the right to foreclose this mortgage forthwith, at his option.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgagee shall have the same rights and options as below provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, or any insurance premiums, taxes, or other charges be past due and unpaid, I hereby assign the rents and profits of the above described premises to said mortgagee, or its Successors 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 profits actually collected.

AND IT IS AGREED, That the mortgagor herein is to keep the building on said premises insured against loss by fire and windstorm in the full insurable value thereof in such reputable company as the said mortgagee may designate and shall have the loss, if any, payable to said mortgagee, herein as his interest may appear and failing to do so, the said mortgagee shall have the right to insure said property against loss by fire and windstorm at mortgagors expense, and this mortgage shall be extended so as to secure to the mortgagee the repayment of all insurance premiums advanced, together with interest on the same, at the rate of six per cent. per annum. And, if for any reason the said insurance is cancelled, reduced, or refused, in either of such events, the whole debt then remaining unpaid shall become and be due and payable at once at the option of said mortgagee

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to