, and ever-

party

MORTGAGE OF	REAL ESTATE

AND the said Mortgagor further covenants and agrees to keep the buildings on said premises constantly insured for the benefit of the Mortgagee, against loss by fire, tornado and such other casual-constantly assigned or pledged to the Mortgagee and deliver renewals thereof to the said Mortgagee, until the debt hereby secured is fully paid. And will keep such policies the same. In the event the Mortgagor, his heirs, executors, administrators, successors or assigns, shall for any reason fail to keep the said premises so insured or fail to deliver the policies of insurance to this mortgage and repaid by the Mortgagor, his heirs, executors, administrators, successors or assigns, within ten days after payment by the Mortgagor, his heirs, executors, administrators, successors or assigns, within the days after payment by the Mortgagee. In default thereof, the whole principal sum and anything herein to the contrary notwithstanding.

AND should the Mortgagee, by reason of any such insurance against loss as aforesaid, receive any sum or sums of money for any damage to the said building or buildings, such amount may be parties to repair said buildings or to erect new buildings in their place, or for any other purpose or object satisfactory to the Mortgagee, without affecting the lien of this mortgage for the full amount enough.

AND it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law deducting any lien thereon from the value of land, for the purpose of taxaof the principal sum secured by this mortgage, together with the interest due thereon, shall, at the sption of the said Mortgagee, without notice to any party, become immediately due and payable.

AND it is further covenanted and agreed that the mailing of a written notice and demand by depositing it in any post-office, station, or letter-box, enclosed in a postpaid envelope addressed to mortgaged premises, shall be sufficient notice and demand in any case arising under this instrument, and required by the provisions thereof or the requirements of the law.

4	AND it is further covenanted and agreed by said parties that in default of the payore the said mortgaged premises or any part thereof, it shall and may be lawful for the said Mortgagor of all or any taxes, charges and assessments which may be imposed by law upon the said mortgaged premises or any part thereof, it shall and may be lawful for the said Mortgagor of all or any taxes, charges and assessments which may be imposed by law upon the said mortgaged premises or any part thereof, it shall and may be lawful for the said Mortgagor of all or any taxes, charges and assessments which may be imposed by law upon the said mortgaged premises or any part thereof, it shall and may be lawful for the said Mortgagor of all or any taxes, charges and assessments which may be imposed by law upon the said mortgaged premises or any part thereof, it shall and may be lawful for the said Mortgagor of all or any taxes, charges and assessments which may be imposed by law upon the said mortgaged premises or any part thereof it shall and may be lawful for the said Mortgagor of all or any taxes, charges and assessments which may be imposed by law upon the said mortgaged premises or any part thereof it shall and may be lawful for the said Mortgagor of all or any taxes.
inolud	AND it is further covenanted and agreed by said parties that in default of the payment by said Mortgager of all or any taxes, charges and assessments which may be imposed by law upon the same shall be a lien on the said premises and any amounts so paid, the Mortgagor shall repay to the said Mortgagee, its successors, legal representatives, and assigns, to pay the amount of any such tax, charge or assessments which may be imposed by law upon the same shall be a lien on the said premises and be secured by the said Mortgagee, its successors, legal representatives or assigns, on demand, with interest thereon, a forever warrant said title. AND it is further covenanted and agreed by said varies that in default of the payment by said Mortgager of all or any taxes, charges and assessments which may be imposed by law upon the same shall be a lien on the said premises and be secured by the said Mortgagee, its successors, legal representatives or assigns, on demand, with interest thereon, a forever warrant said title.
	elects, become due and payable forthwith. And the said Mortgagor does further covenant and agree that he will execute or procure any further necessary assurance of the title to said Mortgagor with the said Mortgagor further covenants and agrees, should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any details and agreements herein contained, to pay all costs of collection and literative.
-	and payment thereof enforced in the same manner of contection and nigation, together with a reasonable attorney's fee, and the same shall be a lieu on the case of any default in the covenar
	IN WITNESS WHEREOF, the Mortgagee has hereunto set his hand and seal this 30th day of January
1	in the year of our Lord one thousand nine hundred and forty-seven and in the one hundred and seventy-first
-	Signed, sealed and delivered in the presence of
10 11	Mary Louise Simpson Wallace W. Welter J. LaRue Hinson
•	(L
(STATE OF SOUTH CAROLINA,
, ar	COUNTY OF GREENVILLE, RENUNCIATION OF DOWER
	J. LaRue Hinson, a Notary Public for South Carolina
0100	
1 1	
1000	the wife of the within named WAILACE W. Welter
ф.	did this day appear before me, and upon being privately and separately examined by me, did declare that Sho do OS freely, voluntarily, and without any compulsion, dreed or force of the
7	person or persons whomsoever, renounce, release and forever relinquish unto the within parced C. Dougles Wilson & C.
	interest and estate, and also all her Right and Claim of Dower of, in or to all and singular the premises within mentioned and released
tons o	Green by hand and seal, this 30th
11 5	Jenuary J. La Rue Hinson A. D. 19 47 Frances S. Welter
6	
S X B	Totally Fubile for South Carolina.
l ar	STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE. Ss.:
1 1 128	Monty Touring City
18	,S
the	and made oath that he saw the above named Wallace W. Welter
a	hie
1ud	sign, seal and as his act and deed deliver the above written mortgage for the uses and purposes therein mentioned, and that he with J. LaRue Hinson
nc1	sworm to before m this witnessed the due execution thereof.
1	
911	day of January Mary Louise Simpson
shi	J. LaRue Hinson Notary Public for South Carolina. (L. S.)
E 0	STATE OF SOUTH CAROLINA,
99	COUNTY OF GREENVILLE. Ss.:
80	Personally appeared before meX
ort	and made oath that he saw
7	assign, affix the corporate seal of the above named
or	sign, affix the corporate seal of the above named
	the above written mortgage, and that he withwitnessed the execution thereof.
goru	SUBSCRIBED and swom to before me thiswitnessed the execution thereof.
(C)	day of
rt	
9	Notary Public for South Carolina. (L. S.)
9	Recorded January 31st 19 47 at 3:00 o'clock P. M. By:EC
0	STATE OF SOUTH CAROLINA,
910	COUNTY OF GREENVILLE. ASSIGNMENT
L	FOR VALUE RECEIVED C. Douglas Wilson & Co., hereby assigns, transfers and sets over to Metropolitan Life Insurance Company the within mortgage and the note which the same secures
,ci	DATED this 30th day of January 194 7.
lon	In the Presence of:
E C	Juanita Bryson By Sidney M. Wilson
E	J. LaRue Hinson Secretary Sidney M. Wilson Secretary
	Assignment Recorded January 31st
	Assignment Recorded January 518t 19 47 at 3:00 o'clock P.M. By:EC