- 1. He will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the time and in the manner therein provided. Privilege is reserved to prepay at any time, without premium or fee, the entire indebtedness or any part thereof not less than the amount of one installment, or one hundred dollars (\$100.00), whichever is less.
- 2. Together with, and in addition to, the monthly payments of principal and interest payable under the terms of the note secured hereby, he will pay to the Mortgagee, on the first day of each month until the said note is fully paid:
 - (a) A sum equal to the ground rents, if any, next due, plus the premiums that will next become due and payable on policies of fire and other hazard insurance covering the mortgaged property, all as estimated by the Mortgagee, and of which the Mortgagor is notified) less all sums already paid therefor divided by plus taxes and assessments next due on the mortgaged property (all as estimated by the Mortgagee, and of which the Mortgagor is notified) less all sums already paid therefor divided by Mortgagor and assessments next due on the mortgaged property (all as estimated by the Mortgagee, and of which the Mortgagor is notified) less all sums already paid therefor divided by Mortgagor and assessments next due on the mortgaged property, (all as estimated by the Mortgagee, and of which the Mortgagor is notified) less all sums already paid therefor divided by Mortgagor and assessments of mortgagor property, and assessments will become delinquent, such sums to be held by Mortgagor in trust to pay said ground rents, premiums, taxes and special assessments.
 - (b) The aggregate of the amounts payable pursuant to subparagraph (a) and those payable on the note secured hereby, shall be paid in a single payment each month, to be applied to the following items in the order stated:

 (I) taxes, special assessments, fire and other hazard insurance premiums;
 (II) interest on the note secured hereby; and
 (III) amortization of the principal of said note. Any deficiency in the amount of such aggregate monthly payment, shall, unless made good by the Mortgagor prior to the due date of the next such payment, constitute an event of default under this mortgage. The Mortgagee may collect a "late charge" not to exceed an amount equal to four per centum (4%) of any installment which is not paid within fifteen (15) days from the due date thereof to cover the extra expense involved in handling delinquent payments.

- 3. If the total of the payments made by the Mortgagor under (a) of paragraph 2 preceding shall exceed the amount of payments actually made by the Mortgagee for taxes or assessments or insurance premiums, as the case may be, such excess shall be credited on subsequent payments to be made by the Mortgagor for such items. If, however, such monthly payments shall not be sufficient to the mortgagor shall be case may be, such excess shall be credited on subsequent payments to be made by the Mortgagor and the Mortgagor shall tender to the Mortgagor shall under any of the provisions of the mortgagor shall tender to the Mortgagor shall t
 - 4. The lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness or any part thereof secured hereby.
- 5. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and in default thereof the Mortgage may pay the same; and will promptly deliver the official receipts therefor to the Mortgagee. If the Mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the rate of four per centum (4%) per annum from the date of such advance and shall be secured by this mortgage.
- 6. Upon the request of the Mortgagee the Mortgagor shall execute and deliver a supplemental note or notes for the sum or sums advanced by the Mortgagee for the alteration, modernization, modernization, supplemental note or notes shall be secured hereby on a supplement, maintenance or repair of said premises, for taxes or assessments against the same and for any other purpose authorized hereunder. Said note or notes shall be ar interest at four per centum (4%) per annum parity with and as fully as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall be agree on the maturity, the whole of the sum or sums advance or repair of said premises, for taxes or assessments against the same and for any other purpose authorized hereunder. Said note or notes shall be ar interest at four per centum (4%) per annum parity with and as fully as if the advance evidenced thereby were included in the note first described above. Said supplemental note or notes shall be agree on the maturity, the whole of the sum or sums advanced by the creditor and debtor. Failing to agree on the maturity of the note first described above. and shall be payable in approximately equal monthly payments for such period as may be agreed upon by the creditor. In no event shall the maturity extend beyond the ultimate maturity of the note first described above.
 - 7. He will keep the premises in as good order and condition as they are now, reasonable wear and tear excepted, and will not commit or permit any waste thereof.
- 8. He will continuously maintain fire and such other hazard insurance as the Mortgagee may require on the improvements now or hereafter on said premises, but shall not be required to maintain amounts in excess of the aggregate unpaid indebtedness secured hereby, and except when payment for all such premiums has theretofre been made under (a) of paragraph 2 hereof, will pay to be mortgaged and the policies and renewals thereof shall be held by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee in the Mortgage i
- 9. He hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. If the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, then this mortgage, all sums then owing by the Mortgagor to the Mortgage perform all the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagee default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagee or in the Mortgage waives the benefit of any appraisement laws of the State of South Carolina. Should the Mortgage waives the benefit of any appraisement laws of the objection of the debt secured hereby and shall become immediately due and payable and this mortgage may be foreclosed. The Mortgagor waives the benefit of any appraisement laws of the objection of the debt secured hereby and shall become due and payable thirty (30) days after demand, Should any become a party to any suit involving this mortgage, and a reasonable attorney's fee, shall be secured hereby and shall become due and payable immediately or on demand, and may be otherwise, all costs and expenses reasonably incurred by the Mortgagee, or should the debt secured hereby, shall become due and payable immediately or on demand, and may be otherwise, all costs and expenses, including continuation of abstract and a reasonable attorney's fee, shall be secured hereby, shall become due and payable immediately or on demand, and may be otherwise, all costs and expenses, including continuation of abstract and a reasonable attorney's fee, shall be secured hereby, shall become due and payable immediately or on demand, and may be otherwise, all costs and expenses, including continuation of abstract and a reasonable attorney's fee, shall be secured hereby.

If the indebtedness secured hereby be guaranteed or insured under the Servicemen's Readjustment Act, as amended, such Act and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto, and any provisions of this ox other instruments executed in connection with said indebtedness which are inconsistent with said Act or Regulations are hereby amended to conform thereto.

If the indebtedness secured hereby be guarant the parties hereto, and any provered shall govern the rights, duties and liabilities of the parties hereto, and any provered Act or Regulations are hereby amended to conform thereto.	inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever the parties hereto independent of the independent of the parties hereto. Whenever the parties hereto is a successor of the parties hereto. Whenever the parties hereto is a successor of the parties hereto. Whenever the parties hereto is a successor of the parties hereto. Whenever the parties hereto is a successor of the parties hereto. Whenever the parties hereto is a successor of the parties hereto. Whenever the parties hereto is a successor of the parties hereto.
The covenants herein contained shall bind, and the benefits and advantages shall do the singular number shall include the plural, the plural the singular, the use of a d, the singular number shall include the plural, the plural the singular, the use of a d, the singular number shall include the plural, the plural the singular, the use of the plural the singular number shall be plural the plural the plural the singular number shall be plural the plural the plural the singular number shall be plural the plural the plural the singular number shall be plural the pl	September , 19 24
WITNESS hand(s) and seal(s) this 4th	Willie F. Whitfield (Se
ed, sealed, and delivered in presence of:	(Se
Eston L. Rodgers	(\$c
William B. Traxler	(\$
ATE OF SOUTH CAROLINA, ss:	
OUNTY OF GREENVILLE Eston L. Rods	gera Willie F. Whitfield
	May lar
n, seal, and as act and deed del	olivered the within deed, and that deponent, with William B. Traxler
n, seal, and as	witnessed the execution thereof.
6 th	day ofday of
Sworn to and subscribed before me this Oth My Commission Expires at	the Pleasure of the Governor- Notary Public or South Carolina
TATE OF SOUTH CAROLINA, ss: RENUNCIATIO	ON OF DOWER
William B. Traxle	Nell D. Whitfield
1, de hereby certify unto all whom it may concern that Mrs	Nell D. Whitfield Whatesaid and a statement any compulsion, dread, or fear of any pe
persons, whomsoever, renounce, release, and forever relinquish unto the wall has right title.	and claim of dower of, in, or to all and singular the premises within mentioned and released. Nell D. Whitfield
its successors and assigns, all her interest and estate, and also all her right, date,	Nell D. Whitrield
taring and the second of the s	OMILOMOVA & 194
Given under my hand and seal, this6th	William B. Fraxler Notary Politics Sont Carol
My Commission Expires at th	19 47 at 10:00 o'clock A. M. By.EC
Sentember 6th	19at