in a still briefer

Together with the appurtenances and all the estate premises.

And it is covenanted and served by end between the radiators; heaters, engines and machiner before reclosets, basins, pipes, faucets and other planning and and ice-boxes, cooking apparatus and apparennances, and erty as are ever furnished by a landlord in letting or operation herein described and referred to, which are or shall be attached pipe connections, masonry, or in any other manner are an sion to the freehold and a part of the realty as between the istrators, successors and assigns, and all persons claiming by to be a portion of the security for the indebtedness herein

To have and to hold the said premises and every past thereof with the Mortgagee, its successors, legal representatives and assigns forever

And the said Mortgagee, its successors, legal representatives or sations, shall also be at about diately after any such default, upon a complaint filed or any other proper legal proceeding being of menced for the foreclosure of this mortgage, to apply for, and the last Mirtgages shall be entained to matter of right, without consideration of the value of the mortgaged pennices as the last the diagrams due the Mortgagee, or of the solvency of any person or persons bonded for the payment of such to the appointment by any competent Court or Tribunal, without notice to any party, of a Receiver the rents, issues and profits of the said premises with power to lease the said premises, or such part thereof as may not then be under lease, and with such other powers as may be deemed necessary, who after defacting all proper charges and expenses attending the execution of the said trust as Receiver, shall apply the residue of the said rents and profits to the payment and satisfaction of the amount remaining the payment of the amount due, including interest and the costs and a reasonable attorney's fee for the payment of said principal and interest, or any tax, assessment, water rate, or instruction of the said principal and interest, or any tax, assessment, water rate, or instruction of the said principal and interest, or any tax, assessment, water rate, or instruction of the said principal and interest, or any tax, assessment, water rate, or instruction of the said principal and receive the rents, issues and profits thereof, and apply the same, after payment of all necessary charges and expenses, on account of the amount hereby secured.

And it is covenanted and agreed by and between the parties to these presents that the whole of said principal sum shall become due at the option of the said Mortgagee, its successors, legal representatives or assigns, after default in the payment of interest for thirty days or after default in the payment of any tax, assessment or water rate for sixty days after the same shall have become due and payable, or after default in the payment of any installment herein before mentioned or immediately upon the actual or threatened demolition or removal of any building ere cted on said premises.

And it is further covenanted and agreed that the whole of said principal sum and the interest shall become due, at the option of the said Mortgagee, upon failure of any owner of the above described prem-

ises to comply with the requirements of any Department of the City of Greenville,

South Carolina within thirty days after notice of such requirement shall have been given to the then owner of said premises by the said Mortgagee, or if the said premises are not maintained in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted, and within sixty days after notice by the Mortgagee to the owner to repair said premises, the owner shall fail to put the said premises in as good a state of repair as they were at the date of this mortgage, reasonable depreciation alone excepted. The Mortgagee shall be the sole judge as to what constitutes such state of repair or reasonable depreciation.

And it is further covenanted and agreed by the said parties that if default be made in the payment of the indebtedness as herein provided or of any part thereof, the Mortgagee shall have power to sell the premises herein described according to law; said premises may be sold in one parcel, any provision of law to the contrary notwithstanding.

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 casualties and contingencies, in such manner and in such companies and for such amounts as may be satisfactory to the Mortgagee, until the debt hereby secured is fully paid. And will keep such policies constantly assigned or pledged to the Mortgagee and deliver renewals thereof to the said Mortgagee one week in advance of the expiration of the same, marked "PAID" by the agent or company issuing 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 the said Mortgagee, or fail to pay the premiums thereon, the Mortgagee, if it so elects, may have such insurance written and pay the premiums thereon, and any premiums so paid shall be secured by this mortgage and repaid by the Mortgage, his heirs, executors, administrators, successors or assigns, within ten days after payment by the Mortgagee. In default thereof, the whole principal sum and interest and insurance premium with interest on such sum paid for such insurance from the date of payment may be and shall become due at the election of the said Mortgagee, its successors or assigns, anything herein to the contrary notwithstanding.