

And the said mortgagor S. agree to insure and keep insured the houses and buildings on said lot in a sum not less than Nine Thousand and No/100 Dollars in a company or companies satisfactory to the mortgagee from loss or damage by fire, and the sum of with extended coverage endorsement thereon

NOBS Dollars from loss or damage by tornado, or such other casualties or contingencies, as may be required by the mortgagee and assign and deliver the policies of insurance to the said mortgagee, and that in the event the mortgagee shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

AND should the mortgagee, by reason of any such insurance against loss or damage by fire or tornado, or by other casualties or contingencies, as aforesaid, receive any sum or sums of money for any damage by fire or tornado, or by other casualties or contingencies, to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said mortgagor S. THEIR successors, heirs or assigns, to enable such 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 secured thereby before such damage by fire or tornado, or by other casualties or contingencies, or such payment over, took place.

In case of default in the payment of any part of the indebtedness, or of any part of the interest, at the maturity of the same, or at any time thereafter, the mortgagor S. shall be liable to pay for the benefit of the mortgagee the houses and buildings, and the contents thereof, and other casualties or contingencies, as herein provided, or in case of failure to pay any such sum or sums of money due on said property within the time required by law; in either case the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

And the mortgagor S. shall be liable to pay, in the event of the passage, after the date of this mortgage, of any law imposing a tax on the value of land, for the purpose of taxing any lien thereon, or any law imposing a tax on the amount of mortgages or debts secured by mortgage for State or Federal purposes, or any such taxes, so as to affect this mortgage, the whole of the principal amount of this mortgage, together with the interest due thereon, shall, at the option of the said mortgagee, with- out notice to the mortgagor, become due and payable.

And the mortgagor S. shall be authorized, the mortgagee S. agree to and does hereby assign and convey to the mortgagee S. all the premises as additional security for this loan, and the mortgagee S. at chambers or otherwise, appoint a receiver of the mortgaged premises, who shall collect the rents and profits and apply the net proceeds to the payment of the principal and interest, costs and expenses, without liability to account for the same, and the mortgagee S. shall be entitled to receive the same.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if J.R. Willis & Elizabeth P. Willis, the said mortgagor S., do and shall well and truly pay or cause to be paid unto the said mortgagee the sum of money aforesaid, with interest thereon, if any be due according to the true intent and meaning of the said note, and pay and all other sums which may become due and payable hereunder, the entire hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagor shall be entitled to hold and enjoy the said premises until default shall be made as herein provided.

Witness our hand and seal this 21st day of December in the year of our Lord one thousand, nine hundred and forty nine and in the one hundred and seventy-fourth year of the Independence of the United States of America.

Signed, sealed and delivered in the Presence of:
Myrtle Hughes
Patrick C. Fant
J.R. Willis (L.S.)
Elizabeth P. Willis (L.S.)
(L.S.)
(L.S.)

State of South Carolina, }
GREENVILLE County } **PROBATE**

PERSONALLY appeared before me Myrtle Hughes and made oath that S. he saw the within named J.R. Willis and Elizabeth P. Willis with seal and as their act and deed deliver the within written deed, and that S. he with Patrick C. Fant witnessed the execution thereof.

Subscribed and sworn to before me, this 21st day of December A. D. 1949
Patrick C. Fant (L.S.)
Notary Public for South Carolina

State of South Carolina, }
GREENVILLE County } **RENUNCIATION OF DOWER**

I, Patrick C. Fant, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Elizabeth P. Willis the wife of the within named J. R. Willis did this day 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 **LIBERTY LIFE INSURANCE COMPANY**, its successors and assigns, all her interest and estate and also all her right and claim of Dower, in, or to all and singular the Premises within mentioned and aforesaid.

Given under my hand and seal, this 21st day of December A. D. 1949
Patrick C. Fant (L.S.)
Notary Public for South Carolina

Recorded December 22nd, 1949, at 11:53 A.M. #30219

WILLIS & WILLIS