

The Merchants & Planters National Bank of Gaffney, South Carolina - its

~~Heirs~~, Successors and Assigns forever AND I/We do hereby bind myself and my ~~Heirs~~,
Executors, Administrators and Successors to warrant and forever defend all and singular the said Premises
unto the said The Merchants & Planters National Bank, Gaffney, South Carolina - its

~~Heirs~~, Successors and Assigns, from and against me and my ~~Heirs~~, Executors, Administra-
tors, Successors and Assigns, and every person whomsoever lawfully claiming, or to claim the same or
any part thereof.

The said mortgagor hereby expressly agrees that:

I. THIS MORTGAGE shall also secure any other indebtedness for which the mortgagor may
be liable to the Merchants and Planters National Bank of Gaffney, South Carolina, from time to time until
this mortgage is duly cancelled on the records of the Clerk of Court for Cherokee County, South Carolina.

II. THIS MORTGAGE shall secure the renewal or renewals from time to time in whole or in part
of any of the herein mentioned obligations and indebtedness; and if any portion of principal or interest be
at any time past due and unpaid, then the whole amount evinced by said note or other obligation shall be-
come immediately due, at the option of the holder thereof, who may sue thereon, and foreclose this mortgage.

III. If at any time any part of said indebtedness, or interest thereon, be past due and unpaid I
hereby assign the rents and profits of the above described premises to said Mortgagee, or the holder

hereof, or its ~~Heirs~~, Successors, Executors, Administrators, or Assigns, and agree that any
Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with au-
thority 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 the profits actually collected.

AND the said mortgagor agree to insure the house and buildings on said
lands against loss or damage by Fire, Windstorm, Cyclone and Tornado in the sum of not less than

Twenty Thousand (\$20,000.00) ----- DOLLARS,

and keep the same insured from loss or damage by Fire, Windstorm, Cyclone and Tornado, and assign the
policy of insurance to the said Mortgagee, and that in the event the Mortgagor shall at any time fail to
do so, then the said Mortgagee may cause the same to be insured in my/our name and reimburse said
Mortgagee for the premium and expense of such insurance under this mortgage, with interest on premiums
so paid, at the rate fixed in this mortgage. Failure so to insure said houses and buildings and/or promptly
pay the premiums on such insurance, and also failure to pay taxes or Paving Assessments assessed against
the property covered under this mortgage when due shall constitute a breach of the conditions of this
mortgage and give the holder hereof the right to foreclose the same. All sums paid by the holder hereof
as Taxes and/or Paving Assessments shall bear the same rate of interest as fixed in this mortgage.

PROVIDED ALWAYS, NEVERTHELESS, And it is the true intent and meaning of the parties
to these presents, that if the said mortgagor, shall well and truly pay, or cause to be paid, unto the

said Mortgagee, its ~~Heirs~~ certain attorney, ~~Heirs~~, Successors, Executors, Administrators, or Assigns,
the said debt or sum of money aforesaid, or note representing the same, or any renewal thereof, or re-
newals of any portion thereof, with interest thereon, if any shall be due, according to the true intent and