

The said party of the first part hereby agrees that, in addition to the fire and tornado insurance coverage hereinafter agreed to be maintained by him on the improvements on said premises, he will also have issued such other insurance coverage as the said party of the second part may hereafter at any time require, with loss thereunder, if any, payable to the said party of the second part, as its interest may appear, and shall deliver such additional policies of insurance to the said party of the second part. All premiums on such additional policies, as, if and when issued, shall be promptly paid by the said party of the first part. In case the said party of the first part, after ten (10) days' written notice from the said party of the second part, should fail or refuse to take out such additional insurance coverage, then the said party of the second part has the right, at its option, to have such additional insurance coverage issued and to pay the premiums thereon, and any premiums so paid by the said party of the second part shall become a part of the debt hereby secured and shall, with interest from the date of such payment at the rate of ~~eight~~ ^{seven} per centum (7%) per annum, be covered by the security of this deed.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due, or in the case of failure to keep insured for the benefit of the mortgagee the houses and buildings on the premises against fire and tornado risk, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

And it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law of the State of South Carolina deducting from the value of land, for the purpose of taxing any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said Mortgagee, without notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the mortgagor agrees to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agrees that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if I, ---

David P. Reese, the said mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid with interest thereon, if any be due according to the true intent and meaning of the said note, and any and all other sums which may become due and payable hereunder, the estate 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 my hand and seal this seventeenth day of August in the year of our Lord one thousand, nine hundred and fifty-one and in the one hundred and seventy-sixth year of the Independence of the United States of America.

Signed, sealed and delivered in the Presence of:

Notary signatures and signature of David P. Reese with (L.S.) marks.

The State of South Carolina, Greenville COUNTY

PROBATE

PERSONALLY appeared before me David P. Reese and made oath that he saw the within named David P. Reese his sign, seal and as his act and deed deliver the within written deed, and that he with Burnett R. Maybank witnessed the execution thereof.

Sworn to before me, this 17th day of August 1951. Burnett R. Maybank Notary Public for South Carolina.

The State of South Carolina, Greenville COUNTY

RENUNCIATION OF DOWER

I, Burnett R. Maybank, do hereby certify unto all whom it may concern that Mrs. Mary G. Reese the wife of the within named David P. Reese 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 Provident Life and Accident 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 released.

Given under my hand and seal, this 17th day of August 1951. Burnett R. Maybank Notary Public for South Carolina. Mary G. Reese