

And the said mortgagee(s) agree to insure and keep insured the houses and buildings on said lot for a sum not less than Ten Thousand and No/100 - - - (\$10,000.00) - - - - - Dollars in a company or companies satisfactory to the mortgagee(s) from loss or damage by fire with extended coverage endorsement thereon and assign and deliver the policies of insurance to the said mortgagee(s) and that in the event the mortgagee(s) shall at any time fail to do so, then the mortgagee(s) may cause the same to be insured and reimburse itself for the premium with interest, under this mortgage, or the mortgagee(s) at its election may on such failure declare the debt due and institute foreclosure proceedings.

AND should the Mortgagee(s) by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum or sums of money for any damage by fire or other casualty 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 Mortgagee(s).

AND should the Mortgagee(s) by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum or sums of money for any damage by fire or other casualty 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 Mortgagee(s).

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(s), without notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the mortgagee(s) 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 Probate 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, interest, 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 the said mortgagee(s) do and shall well and truly pay or cause to be paid into the said mortgagee(s) the debt or sum of moneys 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 debt 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 mortgagee(s) shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

The covenants herein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders, and the term "Mortgagee(s)" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

WITNESS my hand and seal this 4th day of February 1952

Signed, sealed and delivered in the Presence of
Margaret McCreary
Patrick C. Faulk

Mariana W. Chandler
Mariana W. Chandler

The State of South Carolina,
Greenville County

PROBATE

PERSONALLY appeared before me, Notary Public for South Carolina, on this 4th day of February 1952, and made oath that she saw the within named Mariana W. Chandler, her sign, seal and as her act and deed, deliver the within written deed, and that she witnessed the execution thereof.

Sworn to before me, this 4th day of February 1952
Patrick C. Faulk
Notary Public for South Carolina

Margaret McCreary

The State of South Carolina,
County

MORTGAGOR WOMAN
RENUNCIATION OF DOWER

I, _____ do hereby certify unto all whom it may concern that _____ the wife of the within named _____ 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, duress, threat of any person or persons whatsoever, renounce, release and forever relinquish unto the within named _____ heirs, 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 _____ day of _____ A. D. 19 _____
Notary Public for South Carolina