| And the said mortgagor agree to insure and keep insured the houses and buildings en said lot in a sum not less   |
|--|
| han Saven Thousand and No/100 Dollars in a company or companies with extended coverage endorsement thereon   |
| atisfactory to the mergages from loss of chinage by and the sum of   |
| Dollars from loss or damage by tornado, and assign and deliver the policies of insurance to the said mortgagee, and that in the event the mortgagor. S. shall at any time fail to do so, then the mortgagee may cause the ame to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may an such failure declare the debt due and institute foreclosure proceedings.   |
| AND should the Mortgagee, 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 tornado 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.,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 such payment over, took place.  |
| 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 ame 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 aid property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt line 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 he laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of he 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 nd payable.   |
| And in case proceedings for foreclosure shall be instituted, the mortgagor agree to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agree that any Judge of urisdiction 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   |
| the said mortgagor_S., 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 natent 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 remises until default shall be made as herein provided.  |
| WITNESS hands_ and seal_g_ this 6th day of in the year of our Lord one thousand, nine hundred and Fifty_Two and  |
| n the one hundred and  |
| the United States of America.  |
| Elm Deve Manuel B. Wailly (L. S.)  |
| Enely & Faces (L. S.)  |
| Paris P(Donthy) Daily (L. S.)  |
| (L. S.)  |
| (L. S.)  |
| The State of South Carolina,   |
| GreenvilleCOUNTY PROBATE   |
| ,  |
| PERSONALLY appeared before meEvelyn H. Reevesand made oath that he aw the within namedKenneth B. Dailey and Dorothy P. (Dorothy J.) Dailey   |
| ign, seal and asthe Lateract and deed deliver the within written deed, and that _S_he with   |
| Patrick C. Fant witnessed the execution thereof.   |
|  |
| Sworn to before me, this   |
| Notary Public for South Carolina (L. S.)   |
| The State of South Carolina,  RENUNCIATION OF DOWER  |
| Greenville COUNTY  |
| I, Patrick C. Fant, a Notary Public do hereby  |
| ertify unto all whom it may concern that Mrs. Porothy P. (Dorothy J.) Dailey   |
| he wife of the within named  |
| any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever sellindush unto the wild of the common translation  |
| Given under my hand and seal, this 6th  Day of November AD. 152  Notary Public for South Carolina  Description of Control |
| Potential C. 3 CLAS (1 S)  |
| Notary Public for South Carolina   |