And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee: and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, I hereby assign the rents and profits of the above described premises to said mortgagee, or his Heirs, 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 authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if I 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, then this deed of bargain and sale 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 is to hold and enjoy the said Premises until default of payment shall be made.

WITNESS hand and seal, this day of August in the year of our Lord one thousand, nine hundred and fifty-four and in the one hundred and 79th year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

John M. McFadden
Alice F. Collins

James L Duncan (L. S.)
(L. S.)
(L. S.)
(L. S.)

THE STATE OF SOUTH CAROLINA
County.

Mortgage of Real Estate

PERSONALLY appeared before me John M. McFadden and made oath that he saw the within named James L. Duncan sign, seal and as his act and deed deliver the within written deed, and that he with Alice F. Collins witnessed the execution thereof.

SWORN TO before me this 15th day. of ~~August~~ October A. D. 19 54

Joe H. Harrison (L. S.)
Notary Public for South Carolina

John M. McFadden
James L Duncan

THE STATE OF SOUTH CAROLINA
County.

Renunciation of Dower.

I, Joe H. Harrison, do hereby certify unto all whom it may concern that Mrs. Edna Virginia Duncan the wife of the within named James L. Duncan 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 Richard F. Collins, Executor, his Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

Given under my hand and seal, this 15th day of ~~August~~ October A. D. 19 54

Joe H. Harrison (L. S.)
Notary Public for South Carolina

Edna Virginia Duncan

Recorded October 16th. 1954 at 11:47 A. M. #23736