

lected, less the costs of collection; and should said premises be occupied by the mortgagor(s) herein, and the payments hereinabove set out becomes past due and unpaid, then mortgagor(s) do(es) hereby agree that said mortgagee, its successors and assigns, may apply to any Judge of the Circuit Court of said State, at Chambers or otherwise, for the appointment of a Receiver, with authority to take charge of the mortgaged premises, designate a reasonable rental, and collect same and apply the net proceeds thereof (after paying costs of collection) upon said debt, interest, taxes and fire insurance, without liability to account for anything more than the rents and profits actually collected.

PROVIDED, ALWAYS, nevertheless, and on this EXPRESS CONDITION that if I (we) the said mortgagor(s), my (our) heirs, or legal representatives, shall on or before the first day of each and every month, from and after the date of these presents, pay or cause to be paid to the FORT HILL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEMSON, its successors or assigns, the monthly instalments as set out herein, until said debt, and all interest and amounts due thereon, shall have been paid in full, then this deed of trust and bargain shall become null and void otherwise to remain in full force and virtue.

And it is further agreed by and between the said parties hereto, that the said mortgagor(s) is (are) to hold and enjoy the said premises until default of payment shall be made. But if mortgagor(s) shall make default in the payment of said monthly instalments, or shall make default in any of the covenants and provisions hereinabove set out for a space of thirty days, then, and in such event, the Association, may at its option, declare the whole amount hereunder at once due and payable, together with costs and a reasonable attorney's fee, and shall have the right to foreclose its mortgage.

IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this the 20 day of October, in the year of our Lord, One Thousand, Nine Hundred and fifty six, and in the One Hundred and eighty first year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:  
[Signature] (Seal)  
Charlotte J. McCutchen (Seal)  
F. C. Anderson (Seal)

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

Probate

PERSONALLY appeared before me F. C. ANDERSON

and made oath that he saw the within named Alan J. McCutchen and Charlotte J. McCutchen sign, seal and as their act and deed deliver the within written deed, and that he, with F. C. ANDERSON, JR. witnessed the execution thereof.

SWORN to before me this the 20 day of October, A.D., 19 56  
[Signature] (Seal)  
Notary Public for South Carolina

STATE OF SOUTH CAROLINA

COUNTY OF PICKENS

Renunciation of Dower

I, F. C. Anderson, Jr., a Notary Public for South Carolina do hereby certify unto all whom it may concern that Mrs. Charlotte J. McCutchen the wife of the within named Alan J. McCutchen 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 FORT HILL FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEMSON, its successors 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 20th day of OCTOBER, A.D., 19 56  
[Signature] (Seal)  
Notary Public for South Carolina

Recorded October 25th, 1956 at 10:01 A. M. #26871