BOOK 710 PAGE 42

If the Mortgagors shall fail to pay any premium for any insurance above mentioned or any taxes, assessment, levy or charge, when due, the Insurance Company may, at its option, make such payments and in such case the amounts so paid shall immediately become debts due to the Insurance Company by the Mortgagors, shall bear interest at the rate of six per cent per annum until paid, and shall be secured by this mortgage to the same extent as the note hereinabove described.

The Insurance Company shall have the right, after default in any of the terms, covenants or agreements herein contained, or contained in the aforesaid note, to the appointment of a receiver to collect the rents and profits from the premises hereinbefore described without consideration of the value of the premises or the solvency of any person liable for the payment of the amounts then owing, and all amounts collected by the receiver shall, after expenses of the receivership, be applied to the payment of the indebtedness hereby secured.

In case the Insurance Company shall voluntarily or otherwise become a party to any suit or legal proceeding to protect the property herein described or the title thereto, or to protect the lien of this mortgage, the Mortgagors will immediately reimburse the Insurance Company for any amounts paid by it in connection with any such suit or proceeding, including all costs, expenses and attorney's fees, and such payments shall be secured by this mortgage to the same extent as the note hereinabove described.

If there shall be any default in the payment, in accordance with its terms, of the note secured hereby of any other indebtedness hereby secured, when due, or in the event of failure to comply with any of the covenants or agreements contained in this mortgage, or in the event of actual or threatened demolition or injury or waste to any of the property covered by this mortgage which may impair its value, then and in any such event, the entire indebtedness secured by this mortgage shall, at the option of the Insurance Company, become at once due and payable, regardless of the maturity date thereof, and the Insurance Company may thereupon or at any time thereafter institute foreclosure proceedings.

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 by virtue of which any tax may be levied or assessed against, or based upon, the interest of the Insurance Company in the premises or other property covered by this mortgage, or its ownership or interest in this mortgage, or in the note herein described, or any other indebtedness hereby secured, whether such tax be for state or local purposes, or in the event of any change in any of the laws now in force providing for the taxation of mortgages or debts secured by mortgage, then the whole of the unpaid indebtedness secured by this mortgage shall, at the option of the Insurance Company and without notice to any party, become immediately due and payable and the Insurance Company may institute foreclosure proceedings.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the Mortgagors do and shall well and truly pay or cause to be paid unto the Insurance Company the debt represented by the aforesaid note, with interest thereon, in accordance with its terms and any and all other sums which may be due and payable hereunder when due, and shall faithfully perform all the covenants and agreements herein contained, 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 parties hereto that the Mortgagors shall be entitled to hold and enjoy the aforesaid premises until default shall be made as herein provided.

The covenants and agreements herein contained shall bind, and the benefits and powers thereof herein conferred shall inure to the respective heirs, executors, administrators and assigns of the parties hereto.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands and seals, this 10 day of April, 19 57.

Signed, sealed and delivered in the Presence of:

W. W. Wilkins — William F. Duncan (L. S.)
Genobia Cox — Etta D. Duncan (L. S.)
(L. S.)

THE STATE OF SOUTH CAROLINA, Greenville County

PROBATE

PERSONALLY appeared before me Genobia Cox and made oath that She saw the within named William F. Duncan and Etta D. Duncan sign, seal and as their act and deed deliver the within written deed, and that She with W. W. Wilkins witnessed the execution thereof.

Sworn to before me, this 10 day of April 19 57.

W. W. Wilkins (L. S.)
Notary Public for South Carolina.

Genobia Cox

THE STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, W. W. Wilkins do hereby certify unto to all whom it may concern that Mrs. Etta D. Duncan the wife of the within named William F. 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 SECURITY LIFE AND TRUST 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 10 day of April A. D., 19 57

Etta D. Duncan

W. W. Wilkins (L. S.)
Notary Public for South Carolina

I hereby certify that this instrument was filed for record in my office at ..... M. o'clock on the ..... day of ....., 19 ....., and was immediately entered upon proper indexes and duly recorded in Book ..... of Real Estate Mortgages, page .....

Clerk of Court of ..... County, S. C.

Recorded April 16, 1957 at 10:24 A. M. #9046