

And the said mortgagors agree to insure the house and buildings on said lot in a sum not less than insurable value Dollars

in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and/or extended coverage; 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

its name and reimburse itself 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, we hereby assign the rents and profits of the above described premises to said mortgagee, or its Successors, 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 we, the said mortgagors, 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 between the said parties that said mortgagors are to hold and convey the said premises until default of payment shall be made.

WITNESS our hands and seals, this day of April in the year of our Lord one thousand, nine hundred and Sixty-Two and in the one hundred and Eighty-sixth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Handwritten signatures: Claude Bruce Bayne (L.S.), Doris G. Bayne (L.S.), Curtis B. Durham (L.S.), and another signature (L.S.).

The State of South Carolina } Mortgage of Real Estate
GREENVILLE County.

PERSONALLY appeared before me Curtis B. Durham and made oath that he saw the within named Claude Bruce Bayne and Doris G. Bayne sign, seal and as their act and deed deliver the within written deed, and that he with E. C. Chandler Jr. witnessed the execution thereof.

SWORN TO before me this 20th day of April A. D. 1962. Notary Public for South Carolina (L.S.)

Handwritten signature: Curtis B. Durham

The State of South Carolina } Renunciation of Dower.
GREENVILLE County.

I, a Notary Public for S.C., do hereby certify unto all whom it may concern that Mrs. Doris G. Bayne the wife of the within named Claude Bruce Bayne 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 Spartanburg Petroleum Company, its Successors, Executors 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 April A. D. 1962. Notary Public for South Carolina (L.S.)

Handwritten signature: Doris Bayne