

And the said mortgagor agrees to insure the above described premises for a sum not less than Six Thousand and 00/100 Dollars Fire Insurance, with extended coverage or wind storm, in a company licensed to do business in this State and to keep same insured from loss or damage by fire or lightning and to hereby assign the policy of insurance to the said mortgage and that in the event that the mortgage shall at any time fall in arrears, then the said mortgagee may cause the same to be insured in its name and number for the premium and expense of such insurance under this mortgage, with interest.

And if at any time part of said debt, or interest thereon, is not due and unpaid, mortgagors do hereby assign the rents and profits of the above described premises to said mortgagee or its Successors 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 therefrom (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 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 mortgagors are to hold and enjoy the said Premises until default of payment shall be made.

WITNESS our hand and seal this 5th day of March in the year of our Lord one thousand, nine hundred and Seventy-one and in the one hundred and 95th year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of
Diane McKelvey (L.S.)
John W. Anderson (L.S.)
Donald Edward Metcalf (L.S.)
Nina N. Metcalf (L.S.)

THE STATE OF SOUTH CAROLINA }
 SPARTANBURG County } Mortgage of Real Estate

PERSONALLY appeared before me Diane McKelvey and made oath that she saw the within named Donald Edward Metcalf and Nina N. Metcalf sign, seal and as their act and deed deliver the within written deed, and that John W. Anderson witnessed the execution thereof.

SWORN TO before me this 5th day of March A. D. 19 71
John W. Anderson (L.S.)
 Notary Public for South Carolina
 My Commission Expires: 7/20/75
Diane McKelvey

THE STATE OF SOUTH CAROLINA }
 SPARTANBURG County } Renunciation of Dower.

I, NOTARY PUBLIC FOR S. C., do hereby certify unto all whom it may concern that Mrs. Nina N. Metcalf the wife of the within named Donald Edward Metcalf 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 P. & G. Finance Company, 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 5th day of March A. D. 19 71
John W. Anderson (L.S.)
 Notary Public for South Carolina
 My Commission Expires: 7/20/75
Nina N. Metcalf

Witnessed and signed March 5 1971 at
 345 N. N. 20708.