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 the said mortgagor, its Successors and Assigns, 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 First FEDERAL SAVINGS AND LOAN ASSOCIATION OF ANDERSON, its Successors or Assigns, the monthly installments, as set out herein, until said debt, and all interest and amounts due thereon, shall have been paid in full, then this deed of bargain and sale 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 is to hold and enjoy the said premises until default of payment shall be made. But if it shall make default in the payment of said monthly installments, 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 herein 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, it has hereunto set its hand and seal, this the 15th day of February, in the year of our Lord one Thousant, Nine Hundred and Seventy-Three, and in the One Hundred and Ninety-Seventh year of the Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Lee Ila G. Wigington
Richard K. Allen

WASHINGTON AVENUE BAPTIST CHURCH,

BY: J. Earl Morgan
M. L. Cason
Carlos Lewis
Trustees

STATE OF SOUTH CAROLINA,)
)
COUNTY OF ANDERSON.)

PERSONALLY appeared before me Lee Ila G. Wigington - and made oath that she saw the within named WASHINGTON AVENUE BAPTIST CHURCH, Greenville, South Carolina, by J. Earl Morgan, Marshall L. Cason and Carlos Lewis, Trustees, sign, seal and as its Act and Deed, deliver the within written deed, and thats he with Richard K. Allen, - - - witnessed the execution thereof.

SWORN to before me this 15th
day of February, A. D., 1973)
)
Richard K. Allen (SEAL)
Notary Public for S. C.)
My Commission Expires October 30, 1973

Lee Ila G. Wigington