the said Mortgagee, its successors or assigns, the said sum of money mentioned in the condition and in the manner therein specified, then these presents and the estate hereby granted shall cear. AND the said Mortgagee, its successors, legal representatives or assigns, shall also be at lift any other proper legal proceeding being commenced for the foreclosure of this mortgage, to appreciation of the value of the mortgaged premises as security for the amounts due for the payment of such amounts, to the appointment of any competent Court or Tribunal, without of the said premises with power to lease the said premises, or such part thereof as may not then be who, after deducting all proper charges and expenses attending the execution of the said trust as a payment and satisfaction of the amount remaining secured hereby, or to any deficiency which premises to the payment of the amount due, including interest and the costs and a reasonable as are hereby, in the event of any default or defaults in the payment of said principal and interest assigned to the said Mortgagee, its successors or assigns, who shall have the right forthwith after mortgaged premises and to let the said premises and receive the rents, issues and profits thereof expenses, on account of the amount hereby secured. AND it is covenanted and agreed by and between the parties to these presents that the whole gagee, its successors, legal representatives or assigns, after default in the payment of interest for twater rate for sixty days after the same shall have become due and payable, or after default in upon the actual or threatened demolition or removal of any building erected on said premises. AND it is further covenanted and agreed that the whole of said principal sum and the failure of any owner of the above described premises to comply with the requirements of any Dep	erty, immediately after any such default, upon a complaint filed or y ior, and the said Mortgagee shall be entitled as a matter of right, the Mortgagee, or of the solvency of any person or persons bonded at notice to any party, of a Receiver of the rents, issues and profits under lease, and with such other powers as may be deemed necessary, beciver, shall apply the residue of the said rents and profits to the may exist after applying the proceeds of the sale of the said torney's fee for the toreclosure and sale; and said rents and profits to, or any tax, assessment, water rate, or insurance, pledged and are any such default to enter upon and take possession of the said and apply the same, after payment of all necessary charges and of said principal sum shall become due at the option of the said Mortifity days or after default in the payment of any tax, assessment or me payment of any installment hereinbefore mentioned or immediately afterest shall become due, at the option of the said Mortgagee, upon
within thirty da	s after notice of such requirement shall have been given to the then
owner of said premises by the said Mortgagee, or if, the said premises are not maintained in as reasonable depreciation alone excepted, and within sixty days after uotice, by the Mortgagee to said premises in as good a state of repair as they were at the date of this mortgage, reasonable as to what constitutes such state of repair or reasonable depreciation. AND it is further covenanted and agreed by the said parties, that if default be made in t	the owner to repair said premises, the owner shall fail to put the depreciation alone excepted. The Mortgagee shall be the sole judge
thereof, the Mortgagee shall have power to sell the premises herein described according to law; contrary notwithstanding. AND the said Mortgagor further covenant and agree to keep the buildings on	said premises may be sold in one parcel, any provision of law to the
against loss by fire and tornado, in such manner and in such companies and for such amounts as is fully paid. And will keep such policies constantly assigned or pledged to the Mortgagee and d	may be satisfactory to the Mortgagee, until the debt hereby secured
at its Office in Greenville, S. C., one week in advance of the expiration of the same, marked "PA	
Mortgagor, heirs, explain to keep the said premises so insured or fail to deliver the policies of insurance to the said so elects, may have such insurance written and pay the premiums thereon, and any premiums so	lortgagee, or fail to pay the premiums thereon, the Mortgagee, if it paid shall be secured by this mortgage and repaid by the Mort-
gagorheirs, executor ment by the Mortgagee. In default thereof, the whole principal sum and interest and insurance the date of payment may be and shall become due at the election of the said Mortgagee, its succe AND should the Mortgagee, by reason of any such insurance against loss by fire or tornado a or tornado to the said building or buildings, such amount may be retained and applied by it town	premium with interest on such sum paid for such insurance from sors or assigns, anything herein to the contrary notwithstanding, aforesaid, receive any sum or sums of money for any damage by fire rd payment of the amount hereby secured; or the same may be paid
over, either wholly or in part, to the said Mortgagor, such parties to repair said buildings or to erect new buildings in their place, or for any other place of this mortgagt for the full amount secured thereby before such damage by fire or tornado, AND it is further covenanted and agreed that in the event of the passage, after the date in from the value of land, for the purpose of taxation any lien thereon, or changing in any secured by mortgage for State or local purposes, or the manner of the collection of any such ta secured by this mortgage, together with the interest due thereon, shall, at the option of the said and payable.	urpose or object satisfactory to the Mortgagee, without affecting the or such payment over, took place. If this mortgage, of any law of the State of South Carolina deductary the laws now in force for the taxation of mortgages or debts less, so as to affect this mortgage, the whole of the principal sum and Mortgagee, without notice to any party, become immediately due
AND it is further covenanted and agreed that the mailing of a written notice and demand a postpaid envelope addressed to the owner of record of said mortgaged premises, and directed of this mortgage, or in default thereof, directed to said owner at said mortgaged premises, shall the ment, and required by the provisions thereof or the requirements of the law. AND it is further covenanted and agreed by said parties that in default of the payment	to said owner at the last address actually furnished to the holder sufficient notice and demand in any case arising under this instru-
which may be imposed by law upon the said	rge or assessment with any expenses attending the same; and any
amounts so paid, the Mortgagor shall repay to the said Mortgagee, its	aid bond and by these presents; and the whole amount hereby secured, And the said Mortgagor do further covenant and agree
AND the said Mortgagor further covenant and agree, should the said obligation otherwise, in case of any default in the covenants and agreements herein contained, to pay all fee, and the same shall be a lien on the said premises and be secured by this mortgage, and paying	osts of collection and litigation, together with a reasonable attorney's
Signed, sealed and delivered in the presence of	
Signed, sealed and delivered in the presence of	
Signed, sealed and delivered in the presence of STATE OF SOUTH CAROLINA, County of Greenville.	RENUNCIATION OF DOWER.
Signed, sealed and delivered in the presence of STATE OF SOUTH CAROLINA, County of Greenville. I, do hereby certify unto all whom it may concern, that Mrs.	RENUNCIATION OF DOWER.
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Signed, sealed and delivered in the presence of STATE OF SOUTH CAROLINA, County of Greenville. I, do hereby certify unto all whom it may concern, that Mrs the wife of the within named. did this day appear before me, and upon being privately and separately examined by me, did dec freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomso The Woodside National Bank, its successors. and assigns, all. right and claim of Dower of, in or to all and singular the premises within mentioned and releated GIVEN under my hand and seal, this day of	RENUNCIATION OF DOWER. are that
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Signed, sealed and delivered in the presence of STATE OF SOUTH CAROLINA, County of Greenville. I, do hereby certify unto all whom it may concern, that Mrs the wife of the within named. did this day appear before me, and upon being privately and separately examined by me, did dec freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomso THE WOODSIDE NATIONAL BANK, its successors. and assigns, all. right and claim of Dower of, in or to all and singular the premises within mentioned and released of the premise of	RENUNCIATION OF DOWER. are that
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