OGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances t	o the said premises belonging, or in anywise incident or appertaining.
TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said	FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF
REENVILLE, its successors and assigns forever.	
And I <u>I</u> do hereby bind myself, my eirs, Executors and Administrators to warrant and forever defend all and singular the said	Premises unto the said FIRST FEDERAL SAVINGS AND LOAN
SSOCIATION, OF GREENVILLE, its successors and assigns, from and against myself,	my
	rs and Assigns, and every person whomsoever lawfully claiming
to claim the same or any part thereof. And Ido hereby agree to insure the house and buildings on said	lot in a sum not less than Three thousand five hund
And I do hereby agree to insure the house and buildings on said to no/100 (\$3,500.00) Dollars fire insurance and not less than One	housand eight hundred and no/100
no/100 (\$3,500.00) Dollars fire insurance and not less than 0110	and to keep same insured from loss or damage by
1,800.00) Dollars tornado insurance, in a company or companies acceptable to	
re or windstorm, and do hereby assign said policy or policies of insurance to the said morta hould at any time fail to insure said premises, or pay the premiums thereon, then the said	gagee, its successors and assigns, and in the create the building to be mortgagee, its successors and assigns, may cause the building to be
nsured in my name, and reimburse itself for the premiums and expense	
And I do hereby agree to pay all taxes and other public assessments again	ast this property on or before the first day of January of each calendar LOAN ASSOCIATION, OF GREENVILLE, immediately upon pay-
nent, until all amounts due under this mortgage have been paid in full, and should I ssessments, the mortgagee may, at its option, pay same and charge the amounts so paid terest, in twelve equal monthly instalments in addition to And it is hereby agreed as a part of the consideration for the loan herein secured, that	o regusar monthly payments.
epair, and should I fail to do so, the mortgagee, its successors, or assigns may tharge the expenses for such repairs to the mortgage debt and collect same under this mor instalments in addition to regular monthly payments. And it is further agreed that I shall not further encumber the premises herein	enter upon said premises, make whatever repairs are necessary, and tgage, with interest. , in twelve equal monthly
or deed of conveyance without consent of the said Association and should Ido so note due and payable, and may institute any proceedings necessary to collect said debt.	
And I do hereby assign, set over and transfer unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE s, successors and assigns, all the rents and profits accruing from the premises hereinabove described, retaining, however, the right to collect said rents so long is the payments herein set out are not more than thirty days in arrears, but if at any time any part of said debt, interest, fire insurance premiums or taxes, shall be past due and unpaid, said mortgagee may (provided the premises herein described are occupied by a tenant or tenants), without further proceedings, take over the property herein described, and collect said rents and profits and apply same to the payment of taxes, fire insurance, interest, and principal, without ability to account for anything more than the rents and profits actually collected, less the costs of collection; and should said premises be occupied by the	
mortgagor herein, and the payments hereinabove set out become past due and unpaid, do hereby agree that said mortgaged, successors and assigns, may apply to any Judge mortgaged premises designs	then I Chambers or otherwise, for the
thereof (after paying costs of collection) upon said debt, interest, taxes and fire insurant profits actually collected.	the circuit court of said sole, the careasonable rental, and collect same and apply the net proceeds the a reasonable rental, and collect same and apply the net proceeds the careasonable rental, and collect same and apply the net proceeds the careasonable rental, and collect same and apply the net proceeds the careasonable rental, and collect same and apply the net proceeds the careasonable rental, and collect same and apply the net proceeds the careasonable rental, and collect same and apply the net proceeds the careasonable rental, and collect same and apply the net proceeds the careasonable rental, and collect same and apply the net proceeds the careasonable rental, and collect same and apply the net proceeds the careasonable rental, and collect same and apply the net proceeds the careasonable rental, and collect same and apply the net proceeds the careasonable rental, and collect same and apply the net proceeds the careasonable rental and collect same and apply the net proceeds the careasonable rental and collect same and apply the net proceeds the careasonable rental and collect same and apply the net proceeds the careasonable rental and collect same and apply the net proceeds the careasonable rental and collect same and apply the net proceeds the careasonable rental and collect same and apply the net proceeds the careasonable rental and collect same and apply the net proceeds the careasonable rental and collect same and apply the net proceeds the careasonable rental and collect same and apply the net proceeds the careasonable rental and collect same and apply the net proceeds the careasonable rental and collect same and apply the net proceeds the careasonable rental and collect same and apply the net proceeds the careasonable rental and collect same and apply the net proceeds the careasonable rental and careasonable
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