MORTGAGE OF REAL ESTATE

same becomes due, then and in any one of such events the entire indebtedness hereby secured, then unpaid, shall at once mature and become due and payable at the option and election of the holder here of and said holder shall have the right to proceed as if such indebtedness had matured in normal and ordinary course.

Provided, Always, Nevertheless, and it is the true intent and meaining of the parties to these Presents, that if the Mortgagor do and shall well and truly pay, or cuase to be paid, unto the said Buckeye Cotton Oil Company the said debt, or sum of money aforesaid, with the interest thereon, if any shall be due according to the true intent and meaning of the said Note or Obligation and Condition thereunder written, and all sums of money be provided to be paid by the Mortge -gor, under the convenants of this mortgage, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue. And it is agreed, by and between the said parites, that the Mortgagor is to hold and enjoy the said Premises until default of payment shall be made.

And it is further agreed and convenanted between the said parties that in case the debt secured by this Mortgage or any part thereof is collected by suit or action or this Mortgage is foreclosed, or be put into the hands of any Attorney for collection, suit, action or foreclosure, the said Mortgagor shall be chargeable with all costs of collection, including than per cent of the principal and interest on the amount involved as attorney's fees, which shall be due and payable at once, which charges and fees, together with all costs and expenses, are hereby secured and may be recovered in any suit or action hereupon or hereunder.

It is further agreed that as a further security for the payment of the Note or Obligations for the performance of all the terms of said note and all the conditions and vevenants of this mortgage, that the Mortgagor hereby assign, set over and transfer to the Mortgagee, all of the rents and income of the Premises herein described for each and every year that the same remains unpaid, after default, together with all rights and remedies for enforcing collection of same; and that upon filing suit for foreclosure, or at any time thereafter, the Mortgagee, shall be entitled to have a receiver appointed to take charge of the Premises and said goods and chattels herein described, together with all the rents, profits, crops and proceeds arising therefrom during such litigation, and to hold the same subject to the orders and the direction of the Court in which the action is begun

WITNESS our Hands and Seals, this 28th day of July in the year of our Lord one thousand nine hundred and Forty-five and in the one hundred and 70th year of the Severeignty and Independ -ence of the United States of America.

Signed, sealed and delivered in the

presence of

E. A. Callahan

George P. Wenck, (Seal)

Grace C. Woods

(Seal) J. A. Mimms,

O. C. Woods (Seal)

THE STATE OF SOUTH CAROLINA ) GREENVILLE COUNTY

Personally Appeared before me E. A. Callahan, and made oath that he saw the within named George P. Wenck, John A. Mimms and O. C. Woods sign, seal and as their Act or Beed, deliver the within written Deed; and that with Grace C. Woods witnessed the execution thereof

Sworn to before this 28th day of July

A. D. 1945

(Seal)

Ralph Hughes Notary Public for South Carolina

E. A. Callahan

RENUNCIATION OF DOWER

THE STATUTE OF SERVICE AREADINA

(over)