And the said mortgagor(s) agree(s) to insure and keep insured the houses and buildings on said lot in a sum not less than three the usand rive hundred (\$3,500.00).

Dollars in a company or companies satisfactory to the mortgagec(s) from loss or damage by fire, with extended coverage endorsement thereon, and assign and deliver the principles of insurance to the said mortgagec(s) and that in the event the mortgager(s) shall at any time fail to do so, then the mertgager(s) may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagers at its election may on such failure declare the debt due and institute foreclosure proceedings.

AND should the Mortgagee(s), by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum of some of noney for any damage by fire or other casualty to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said

Mortgagens', its successors, s

the case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same trainers due, or in the case of failure to keep insured for the benefit of the mortgagee(s) the houses and buildings on the principal and other casualty, as herein provided, or in case of failure to pay any taxes or assessments to become due to said property within the time required by law; in either of said cases the mortgagee(s) shall be entitled to declare the optimizable or and to institute forcelosure proceedings.

And it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law of the State of bouth Carolina deducting from the value of land, for the purpose of taxing any lien thereon, or changing in any two tax laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the harmer of the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage for the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage for the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage for the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage for the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage for the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage.

And in case proceedings for foreclosure shall be instituted, the mortgagor(s) agree(s) to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agree(s) that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED, ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if

Shives-Hughes Realty Co. , the said mortgager(s), do and shall well and truly pay or cause to be paid unto the said mortgager(s) the debt or sum of money aforesaid with interest thereon, if any be due according to the true attent and meaning of the said note, and any and all other sums which may become due and payable hereunder, the estate hereby granted 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 mortgagor(s) shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

In witness whereof Shives-Hughes Realty Co. has caused this instrument to be signed by its duely authorized officers and its corporate seal to be here unto affixed this 29th day of June, 1948.

Signed, scaled and delivered in the Presence of:

12 dily M Brug

Prayard no Even ry

Shives-Hughes Replay Ch. (1. S.)

By: Mary Precident (L. S.)

and Mary (L. S.)

## PROBATE:

STATE OF SOUTH CAROLINA )
County of Greenville )

of...June.....A.D., 19.48.

Notary Public for South Carolina)

Madah M. Broy

Recorded June 29th 1948- at 11:21 AM - #14179