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And should the Mortgages, by reason of any soch the constant of money for any damage to the said building as applied by it toward payment of the amount hereby secured or the or in part, to the said Mortgagor, his successors, heirs or assists, to ings or to erect new buildings in their place, or for any other gages, without affecting the lien of this mortgage for the full amount secured leavely before any or such payment over, took place.

And it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law deducting any lien thereon from the value of land, for the purpose of transition, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgages, or the manner of the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said Mortgage, without notice to any party, become immediately due and payable.

And it is further covenanted and agreed that the mailing of a written notice and demand by depositing it in any post-office, station, or letter-box enclosed in a postpaid envelope addressed to the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage, or in default thereof, directed to said owner at said mortgaged premises, shall be sufficient notice and demand in any case arising under this instrument, 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 by said Mortgagor of all or any taxes, charges and assessments which may be imposed by law upon the said mortgaged premises or any part thereof, it shall and may be lawful for the said Mortgagee, its successors, legal representatives and assigns, to pay the amount of any such tax, charge or assessment with any expenses attending the same; and any amounts so paid, the Mortgagor shall repay to the said Mortgagee, its successors, legal representatives or assigns, on demand, with interest thereon, and the same shall be a lien on the said premises and be secured by the said bond and by these presents; and the whole amount hereby secured, if not then due, shall thereupon, if the said Mortgagee so elects, become due and payable forthwith. And the said Mortgagor does further covenant and agree that he will execute or procure any further necessary assurance of the title to said premises and will forever warrant said title.

And the said Mortgagor further covenants and agrees, should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any default in the covenants and agreements herein contained, to pay all costs of collection and litigation, together with a reasonable attorney's fee, and the same shall be a lien on the said premises and be secured by this mortgage, and payment thereof enforced in the same manner as the principal obligation.

Whenever the singular or plural number, or masculine, feminine, or neuter gender, is used herein, it shall equally include the other, and every mention herein of "Mortgagor" or "Mortgagee" shall include the heirs, executors, administrators, successors, and assigns of the party or parties so designated.

The Mortgagor agrees that there shall be added to each monthly payment required hereunder or under the evidence of debt secured hereby an amount estimated by the Mortgagee to be sufficient to enable the Mortgagee to pay, as they become due, all taxes, assessments, hazard insurance and similar charges upon the premises subject hereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the Mortgagor with the Mortgagee upon demand by the Mortgagee. Any default under this paragraph shall be deemed a default in payment of taxes, assessments, hazard insurance, or similar charges required hereunder.

	:	
In Witness Whereof, the Mortgagor has hereund	to set his hand and seal this 3rd	_day
	ord one thousand nine hundred and forty-	eight
and in the one hundred and seventy-thi: United States of America.		
Signed. sealed and delivered in the presence of Malah M. Bray	Bin Timer J.	
	RENUNCIATION OF DOWER	
State of SOUTH CAROLINA	£	
County of GREENVILLE		
I, Patrick C. Fant,	a notary public for S. C.	
do hereby certify unto all whom it may concern, the		
the wife of the within named Best did this day appear before me, and upon being private	n Turner, Jr. tely and separately examined by me, did declare	that
whomsoever, renounce, release and forever relinque	compulsion, dread or fear of any person or per-	sons
its successors and assigns, all her Right and Claim of Dower of, in or to all and singu	interest and estate, and also all her lar the premises within mentioned and released.	. una seus seus
GIVEN under my hand and seal,		
this 3rd day of Sep # A. D. 19 48	unnew auner	
Paluet C dais (L.S.)		
Notary Public for South Carolina.		