

And we, the said mortgagors, agree to insure the buildings on said lots of land for not less than Ten Thousand and No/100 (\$10,000.00) Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event we shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we, the said mortgagors, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true meaning of the said note, then this deed of bargain and sale 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 we, the mortgagors, are to hold and enjoy the said premises until default of payment shall be made.

And if at any time any part of said debt, or interest thereon, be past due and unpaid we hereby assign the rents and profits of the above described premises to said mortgagee, or its successors, or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs and expenses without liability to account for anything more than the rents and the profits actually collected.

WITNESS our hands and seals this 12th day of June in the year of our Lord one thousand nine hundred and fifty-two.

Signed, Sealed and Delivered  
in the presence of

Thaylia K. Oberstar ) R. K. Taylor, Jr. (LS)  
William I. Bouton ) Ellen T. Taylor (LS)

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROBATE

PERSONALLY APPEARED BEFORE ME Thaylia K. Oberstar and made oath that she saw the within named R. K. Taylor, Jr., and Ellen T. Taylor sign, seal and as their act and deed deliver the within written deed and that she with William I. Bouton witnessed the execution thereof.

Sworn to before me, this 12th )  
day of June, A. D. 1952. )  
William I. Bouton (SEAL) )  
Notary Public for S. C. )

Thaylia K. Oberstar