And said mertgager agrees to keep the buildings and improvements now standing or hereafter erected upon the mortgaged premises and any and all apparatus, fixtures and appurtenances now or hereafter in or attached to said buildings or improvements, insured against less or demage by fire and such other hazards as the mortgagee may from tiline to time require, all such insurance to be in forms, in companies and in sums (not less than sufficient to avoid any claim on the part of the insurers for co-insurance) satisfactory to the mortgagee; that all insurance policies shall be held by and shall be for the benefit of and first payable in case of loss to the mortgagee, and that at least fifteen days before the expiration of each such policy, a new and sufficient policy to take the place of the one so expiring shall be delivered to the mortgagee. The mortgager hereby sistings to the mortgage all moneys recoverable under each such policy, and agrees that in the event of a loss the amount collected under any policy of insurance on said property may, and in such order as mortgagee may determine; or asis amount or any portion thereof may, at the option of the mortgagee, either be used in replacing, repairing or restering the improvements partially or totally destroyed to a condition obligated to see to the proper application thereof; nor shall the amount so released or used be deemed a payment on any indebtedness secured hereby. The mortgager hereby appoints the mortgagee attorney irrevocable of the mortgagor to fail to keep the buildings and improvements on the property insured as above provided, then the mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the

In 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 becomes due, or in the case of failure to keep insured for the benefit of the mortgagee the houses and buildings on the premises against fire and tornado risk, and other casualties or contingencies, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

And it is further covenanted and agreed that in the svent of the passage, after the date of this mortgage, of any law of the State of South Carolina deducting from the value of land, for the purpose of taxing any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, 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 mortgagee, without notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the mortgagor agrees to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agrees 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 the said mortgagor does and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due according to the true intent 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 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, and the use of any gender shall be applicable to all genders.

WITNESShand	and sealthis	loth day of	March
in the year of our Lord one then	and wine bound on the	Fifty-four	
in the one hundred andSeventy-e of the United States of America.	ighth	year	of the Independence
Signed, sealed and delivered in the Presence of:	/		
Drawin B. Neetalow	Lerry	100	- 4 1
O Ti a	74.00	Duin	(L. S.)
Catrick (.) and	<i>Q</i>		(L. S.)
			(L. S.)
	i .		
)		(L. S.)
State of South Carolina,		DDAD A MT	
GREENVILLE County		PROBATE	
	1	w	a
PERSONALLY appeared before me France saw the within named Harry D. Quinn		and m	ade oath that _he
sign, seal and as his Patrick C. Fant	et and deed deliver the		
Sworn to before me, thisloth		withessed the	execution thereof.
March A. D. 19 54	Deauce	of B That	00.1
Sworn to before me, this 10th day of March A. D. 19 54 Notary Public for South Carolina (L. S.)	;		- gerou
Notary Fublic for South Carolina			
State of South Carolina,			
GREENVILLE County	RENUN	CIATION OF D	OWER
- ,			
I,P	atrick C. Fant	, Notary Publi	.C , do hereby
the wife of the within named Harry D. Quin before me, and, upon being privately and separately exwithout any compulsion, dread or fear of any person of	Z. Quinn		, do nereby
the wife of the within named	ın	did	this day annear
without any compulsion, dread or fear of any person unto the within named LIBERTY LIFE INSURANCE and also all her right and claim of Dower, in, or to all a	mined by me, did declar persons whomsoever.	re that she does freely renounce, release and	v, voluntarily, and
and also all her right and claim of Dower, in, or to all s	COMPANY, its successound singular the Premise	rs and assigns, all her i	nterest and estate
Given under my hand and soci this ()th	(released.
day ofA. D. 19 54	Marie 3.	Qui	
day of March A. D. 19 54 Notary Public for South Carolina (L. S.)		<u> </u>	
Recorded March 334			