And said mortgager serves, to been the building and improvements now standing or hereafter erected upon the mortgaged premises and any and all experience. Statutes and apparture and apparture and apparture in or attached to said buildings or improvements, insured against loss or denege by fire and such other hexards as the mortgagee may from time to time require, all such insurance to be in ferma, 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, 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 assigns to the mortgagee 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, at the option of the mortgage, be applied by the mortgage upon any indebtedness and/or obligation secured hereby and in such order as mortgage may determine; or said amount or any portion thereof may, at the option of the mortgage, either be used in replacing, repairing or restoring the improvements partially or totally destroyed to a condition satisfactory to said mortgage, or be released to the mortgager in either of which events the mortgage shall not be 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 mortgage attorney irrevocable of the mortgagor to assign each such policy in the event of the foreclosure of this mortgage. In the event the mortgage 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 and any cause the same to be insured and 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 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 such other hazards as the mortgagee may require, 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 event 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 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.

Notary Public for South Carolina, County I, certify unto all whom it may concern that Mrs. the wife of the within named before me, and, upon being privately and separately examinany compulsion, dread or fear of any person or persons who named all her interest and estate and also her right and claim or released.	MORTGAGOR A CORPOR RENUNCIATION OF DO ned by me, did declare that she does freely, volu omsoever, renounce, release and forever relinqui , heirs, suc	, do hereby did this day appear intarily, and without ish unto the within
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The State of South Carolina,	PROBATE	
	Secretary	(L. S.)
		1(L. S.)
THANG 6-11/Way	By J. Louis	1000 (L.S.)
Drawn & Spallaclair	J. LOUIS COWARD CONSTRUCT	rion COMPANY, INC.
Signed, sealed and delivered in the Presence of:		
in the one hundred and eighty first of the United States of America.	year	of the Independence
December in the year of our Lord one	thousand, nine hundred and fifty six	and
	seal this 29th	day of
the singular, the use of any gender shall be applicable to all indebtedness hereby secured or any transferee thereof whether	ner by operation of law or otherwise.	le any payee of the
ministrators encourages and assigns of the parties hereto.	Whenever used the singular number shall include to genders, and the term "Mortgagee" shall include to	he niural, the niural
The covenants herein contained shall bind, and the bene	fits and advantages shall inure to, the respective Whenever used the singular number shall include t genders, and the term "Mortgagee" shall includ	heirs, executors, ad-
ministrators encourages and assigns of the parties hereto.	fits and advantages shall inure to, the respective Whenever used the singular number shall include t genders, and the term "Mortgagee" shall includ	heirs, executors, ad-