And said mortgagor agrees to keep the building and improvements now standing or hereafter erected upon the mortgaged premises and any and all apparatus, fixtures and appartenances now or hereafter in or attached to said buildings or improvements, insured against loss or damage by fire and such other hazards as the mortgagee may from time 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 coinsurance) 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 mortgagor 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 mortgagee, be applied by the mortgagee upon any indebtedness and/or obligation secured hereby and in such order as mortgagee may determine; or said amount or any portion thereof may, at the option of the mortgagee, either be used in replacing, repairing or restoring the improvements partially of totally destroyed to a condition satisfactory to said mortgagee, or be released to the mortgagor in either of which events the mortgagee 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 mortgagor hereby appoints the mortgagee attorney irrevocable of the mortgagor sail at any time fail to keep the buildings and improvements on the property insured as above provided, then the mortgagor shall at any time fail to keep the buildings and improvements on the property insured as above provided, then the mortgagee at its election may on such failure declare 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 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 acceived.

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 mostey 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, 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.

indebtedness hereby secure	so or any transferee there	eof whether by operation of law o	r otherwise.	
WITNESS my	hand	and seal this ZC	った	day of
October	in the year of our I	ord one thousand, nine hundred a	nd Sixty Seve	eni and
in the one hundred and of the United States of Ar	Sinety Second	-		of the Independence
Signed, sealed and delivere	d in the Presence of:	1)		
Walie N.	n Again	fre	P. de Jar	ane (L. S.)
vance 10	- Draw	~ X	<i>(</i>	(L. S.)
		· ·		
				(L. S.)
		ll		(L. S.)
The State of S	outh Carolina	) ·		
		" }	PROBATE	
	Co	unty )		
PERSONALLY appear	ed before me De?	lia H. McGowan	and made	oath that he
saw the within named	Anne P. deJay	anne		
sign, seal and as	her	act and deed deliver the	within written deed and	d that he with
V	ance B. Drawd			execution thereof.
Sworn to before me, this	S - Mana	day	witheased the	execution thereor.
October	19/19/	Ale Par	Il mil	Los or
van B	(L	.s.\	- 0.00 77 <b>0</b>	<u>oww</u>
	for South Carolina	Wy Committee and a		,
The State of S	outh Carolina	, )		
		RENUN	CIATION OF DOV	VER
	County	<b>)</b>		
I,		Morta	gor Woman	, do hereby
certify unto all whom it ma	v concern that Mrs.			, 40
the wife of the within name			Ai.	d this day appear
before me, and, upon being	privately and separately	v examined by me, did declare that ons whomsoever, renounce, release	t she does freely volume	arthy and without
named		•	<b>L</b>	
all her interest and estate a released.	nd also her right and c	laim of Dower, in, or to all and sin		essors and assigns, ain mentioned and
Given under my hand and se	eal, this	`		
day of	A. D. 19	(		
	(I.,	s.)(		
Notary Public Recorded Oct.	for South Carolina 23. 1967 at 4	) :18 P. M., #11800.		