

payment of the interest on the said Bond or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the said Mortgagee, its successors or assigns, although the period for the payment thereof may not then have expired.

And it is agreed, by and between the said parties that should legal proceedings be instituted for the collection of the debt secured hereby, then in that event the said Mortgagee, or its successors or assigns, shall have the right to have a receiver appointed of the rents and profits of the above described premises, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as receiver, shall apply the residue of the said rents and profits towards the payment of the debt secured hereby.

And it is further agreed, by and between the said parties that should legal proceedings be instituted for the foreclosure of this mortgage or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection by suit or otherwise, that all costs and expenses incurred by the Mortgagee, including a reasonable counsel fee (of not less than ten per cent, of the amount involved), shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that if the said J. J. Greer and Rucia H. Greer, or their heirs, executors or administrators shall pay or cause to be paid unto the said Shenandoah Life Insurance Company, Inc., its successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said Mortgagee, or its successors or assigns, according to the conditions and agreements of the said Bond and of this mortgage, then this deed of bargain and sale, shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties that the said Mortgagors are to hold and enjoy the said premises until default of payment shall be made.

WITNESS our hands and seals this 2nd. day of May in the year of our Lord, one thousand nine hundred and thirty-eight (1938).

J. J. Greer (SEAL)

Rucia H. Greer (SEAL)

Signed, Sealed and Delivered in the presence of:

L. W. Hughes

Chas. M. Connor

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY, to-wit:

Personally appeared L. W. Hughes and made oath that he saw the within named J. J. Greer and Rucia H. Greer, sign, seal and as their Act and Deed, deliver the within written Deed; and that he with Chas. M. Connor witnessed the execution thereof.

L. W. Hughes

Sworn to before me, this 2nd. day of May, 1938.

My commission expires At Will of Gov. of S. C.

Aug. L. Estes

NOTARY PUBLIC FOR SOUTH CAROLINA

Recorded May 2, 1938 at 9:09 A. M. # 5547