

premises unto the said The Lower Main Street Bank, its successors and assigns, from and against itself and its successors, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

And it is Agreed, by and between the said parties, that the said mortgagor its successors, heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in the sum of Twenty-Thousand(\$20,000.00) Dollars, and assign the policy of insurance to the said The Lower Main Street Bank, its successors or assigns. And in case he or they shall at any time neglect or fail so to do, that if the said The Lower Main Street Bank, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, THAT SAID MORTGAGOR its successors, heirs, and assigns, shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the mortgagee shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if it the said Central Realty Corporation do and shall well and truly pay, or cause to be paid unto the said The Lower Main Street Bank the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued to foreclose this mortgage after default in the conditions thereof.

AND IT IS AGREED by and between the parties, that in the case of foreclosure of this mortgage by suit or otherwise, the mortgagee shall recover of the mortgagor a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

WITNESS its Hand and Seal this 30th day of May in the year of our Lord one thousand nine hundred and forty-six and in the one hundred and seventieth year of the Sovereignty and Independence of the United States of America,

SIGNED, SEALED AND DELIVERED)
IN THE PRESENCE OF)
Mary Seyle)
John H. Bramlett)

CENTRAL REALTY CORPORATION
By: Wm. R. Timmons (L.S.)
President
By: Eva McDonald Timmons, (L.S.)
Secretary

STATE OF SOUTH CAROLINA)
GREENVILLE COUNTY.)

PERSONALLY appeared before me Mary Seyle and made oath that x he saw the within named Central Realty Corporation by its President, Wm. R. Timmons, and its Secretary, Eva McDonald Timmons, sign and seal, as its act and deed, deliver the within written Deed; and that x he with John H. Bramlett witnessed the execution thereof.

Sworn before me this x)
day of June, A. D. 1946.)
John H. Bramlett (L.S.))
Notary Public for South Carolina.)