

MORTGAGE OF REAL ESTATE—GREM 7a.

AND the said Mortgagor... further covenant... and agree... to keep the buildings on said premises constantly insured... and such other casualties and contingencies... pledged to the Mortgagee and deliver renewals thereof to the said Mortgagee

at its Office in Greenville, S. C., one week in advance of the expiration of the same, marked "PAID" by the agent or company issuing the same. In the event the Mortgagor... his heirs, executors, administrators, successors or assigns, shall for any reason fail to keep the said premises so insured...

AND should the Mortgagee, by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum or sums of money for any damage by fire or tornado to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured...

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 taxation 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...

AND it is further covenanted and agreed that the mailing of a written notice and demand by depositing it in any post-office, station, or letter-box, enclosed in a postpaid envelope addressed to the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage...

AND it is further covenanted and agreed by said parties that in default of the payment by said Mortgagor... of all or any taxes, charges and assessments which may be imposed by law upon the said mortgaged premises or any part thereof, it shall and may be lawful for the said Mortgagee, its successors, legal representatives, and assigns, to pay the amount of any such tax, charge or assessment with any expenses attending the same...

AND the said Mortgagor... further covenant... and agree... should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any default in the covenants and agreements herein contained, to pay all costs of collection and litigation, together with a reasonable attorney's fee...

IN WITNESS WHEREOF, the Mortgagor... hereunto set his hand and seal this 5th day of November, 1946, in the year of our Lord one thousand nine hundred and Forty-Six, and in the one hundred and Seventy-First year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of Cecile Smith, Mack P. Niven, Patrick C. Fant

STATE OF SOUTH CAROLINA, MISSISSIPPI COUNTY OF GREENVILLE, MARSHALL RENUNCIATION OF DOWER

I, C. E. McAlexander, a Notary Public for Mississippi do hereby certify unto all whom it may concern, that Mrs. N. Felicia Niven

the wife of the within named Mack P. Niven

did this day appear before me, and upon being privately and separately examined by me, did declare that she do es freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named C. Douglas Wilson & Co., its successors and assigns, all her interest and estate, and also all her Right and Claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this 7th day of November, 1946 N. Felicia Niven

C. E. McAlexander Notary Public for Mississippi My Commission expires March 2, 1947

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, Cecile Smith Personally appeared before me

and made oath that he saw the above named Mack P. Niven

sign, seal and as his act and deed deliver the above written mortgage for the uses and purposes therein mentioned, and that he with Patrick C. Fant witnessed the due execution thereof.

SWORN before me this 5th day of November, 1946 Cecile Smith

Patrick C. Fant Notary Public for South Carolina

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, ss.: Personally appeared before me

and made oath that he saw sign, affix the corporate seal of the above named and as the act and deed of said corporation deliver

the above written mortgage, and that he with witnessed the execution thereof.

SUBSCRIBED and sworn to before me this day of A. D., 19

Notary Public for South Carolina. Recorded November 9th 1946 at 12:20 o'clock P. M. By: EC

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, ASSIGNMENT

FOR VALUE RECEIVED C. Douglas Wilson & Co., hereby assigns, transfers and conveys over to Metropolitan Insurance Company the within mortgage and the note which the same secures without recourse

DATED this 5th day of November, 1946 In the Presence of C. DOUGLAS WILSON & CO. (L. S.)

Calvin Ridgeway Patrick C. Fant By E. L. Hughes, Jr. Vice-Pres

WHENEVER THE SINGULAR OR PLURAL NUMBER, OR MASCULINE, FEMININE, OR NEUTER GENDER, IS USED HEREIN, IT SHALL BE DEEMED TO INCLUDE THE OTHER, AND EVERY WORD HEREIN SHALL INCLUDE THE SINGULAR OR PLURAL NUMBER, OR MASCULINE, FEMININE, OR NEUTER GENDER, AND ASSIGNS OF THE PARTY OR PARTIES SO DESIGNATED.