

amount of any such tax, charge or assessment or liens, with any expenses attending the same, and any amounts so paid, the mortgagor..... covenant... and agree... to repay to the mortgagee, with interest thereon, without notice or demand, and the same shall be a lien on the said premises, and be secured by the said note and by these presents; and the whole amount hereby secured, if not then due, shall thereupon, if the mortgagee so elect, become due and payable forthwith, anything herein contained to the contrary notwithstanding.

SEVENTH: 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 for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of collection of any such taxes, so as to affect this mortgage, the holder of this mortgage, and of the debt which it secures, shall have the right to give thirty (30) days' written notice to the owner of said land requiring the payment of the mortgage debt, and it is hereby agreed that if such notice shall be given, the said debt shall become due, payable and collectible at the expiration of the said thirty (30) days.

EIGHTH: The mortgagee may resort for the payment of the indebtedness secured hereby to its several securities therefor in such order and manner as it may think fit, and may at any time release said policy of life insurance as collateral security for the payment of the indebtedness secured hereby without regard to the consideration for such release and/or may accept a new policy of life insurance in place thereof for such amount and in such form as it may require without being accountable for so doing to any other lienor, and it is expressly understood and agreed that if said policy shall be cancelled or released and a new policy shall be substituted in place thereof, the mortgagor..... shall keep such new policy in full force and effect until the indebtedness secured hereby is fully paid and satisfied and in default thereof the entire indebtedness secured hereby shall, at the option of the mortgagee, become due and payable forthwith and without notice.

NINTH: This mortgage shall become due and payable forthwith at the option of the mortgagee if the mortgagor..... shall convey away said premises or if the title thereto shall become vested in any other person or persons in any manner whatsoever.

TENTH: In the event of the death of the insured, the entire indebtedness secured hereby shall thereupon become due and payable, and such sum for which the mortgagee may be legally liable on said policy of life insurance or any policy substituted in place thereof, or any policy held as collateral hereto, or any dividend additions, or dividend accumulations in connection with any policy held as collateral hereto, shall be applied to the payment of the indebtedness secured hereby; and in case a surplus shall remain after liquidating said indebtedness, it shall be paid over to whosoever is lawfully entitled thereto.

ELEVENTH: It is expressly understood and agreed that should it become necessary to employ counsel to collect any sums secured hereby or to protect the security hereof the said Mortgagor..... agree... to pay a reasonable attorney's fee for the services of such counsel, whether suit be brought or not.

AND it is agreed by and between the said mortgagor..... and the mortgagee that the said mortgagor..... shall hold and enjoy the said premises until default of payment or a breach of a covenant herein shall be made.

WITNESS ..... MY..... hand..... and seal..... this..... 13th..... day of November....., in the year of our Lord one thousand nine hundred and forty-seven and in the one hundred and ..... seventy-second..... year of the Independence of the United States of America.

Signed, Sealed and Delivered in the presence of Luther M. Minter } Louise Mills Minter (SEAL) C. M. Gaffney, Jr. } (SEAL) (SEAL)

State of South Carolina, } ss.: PROBATE County of GREENVILLE.....

Personally appeared before me Luther M. Minter and makes oath that..... he was present and saw Louise Mills Minter..... sign, seal and as..... her..... act and deed execute and deliver the within written deed, and that..... he with C. M. Gaffney, Jr. witnessed the execution thereof.

SWORN TO AND SUBSCRIBED before me this 13th day of November..... A. D., 1947.....

C. M. Gaffney, Jr. (Seal) Notary Public for South Carolina. Luther M. Minter