

to take possession of and manage and control the mortgaged property pending foreclosure proceedings, for the purpose of renting, preserving, or protecting the same, and apply the net income therefrom to the preservation and protection of the mortgaged property and to the payment of the mortgage indebtedness in such manner as the court may direct.

And it is covenanted and agreed that no failure of the mortgagee or its successors or assigns to exercise any option to declare the maturity of the debt hereby secured under the foregoing conditions shall be taken or deemed as a waiver of right to exercise such option or declare such forfeiture, either as to any past or present default on the part of the mortgagor, nor shall any default as to the procurement of the insurance or payment of the taxes by the mortgagee as hereinabove provided be taken or deemed as a waiver of the right to declare the maturity of the indebtedness hereby secured by reason of the failure of the mortgagor to procure such insurance or pay such taxes.

All appraisements and homestead laws are hereby expressly waived.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors or assigns of the parties hereto. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Belk-Simpson Company, Greenville, South Carolina, has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers on this 31st day of May, in the year of our Lord, one thousand nine hundred and fifty-seven and in the one hundred and eighty-first year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the Presence of:

Martha Ellen Leathers
Fred D. Cox, Jr.

BELK-SIMPSON COMPANY, GREENVILLE, SOUTH CAROLINA (Formerly Greenville (LS) Bargain House, Inc.)

By W.H.B. Simpson
W.H.B. Simpson, President

And John Ellison
John Ellison, Secretary

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

PERSONALLY appeared before me Martha Ellen Leathers and made oath that she saw W. H. B. Simpson, as President, and John Ellison, as Secretary, of Belk-Simpson Company, Greenville, South Carolina, sign, seal, and as the act and deed of said corporation, deliver the within written mortgage and that she with Fred D. Cox, Jr. witnessed the execution thereof.

SWORN TO before me this 31st day of May, A.D., 1957.

Fred D. H. [Signature]
Notary Public for South Carolina

Martha Ellen Leathers

Recorded June 5th. 1957 at 11:48 A. M. #13459