

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than ~~an amount equal to the total mortgage indebtedness~~ in a company or companies satisfactory to the mortgagee and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in name and reimburse

for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, it hereby assign the rents and profits of the above described premises to said mortgagee, or

his Heirs, Executors, Administrators or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, apply the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if it the said mortgagor do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any, be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagor The Heart of Greenville Motor Hotel to hold and enjoy the said Premises until default of payment shall be made. IN WITNESS WHEREOF, The Heart of Greenville Motor Hotel has caused its corporate seal to be hereunto affixed and these presents subscribed by its duly authorized officers this 10th day of October, 1962, and in the one hundred and eighty-seventh year of the Independence of the United States of America.

THE HEART OF GREENVILLE MOTOR HOTEL

Signed, sealed and delivered in the presence of

*Frank P. McGowan Jr.*  
*Mitchell King Jr.*

BY: *Charles B. Thomas* (L.S.)  
PRESIDENT

AND: *Virginia Mason Thomas*  
SECRETARY (L.S.)

STATE OF SOUTH CAROLINA }  
County of GREENVILLE }

PERSONALLY appeared before me Frank P. McGowan, Jr. and made oath that he saw Charles B. Thomas as President and Virginia Mason Thomas as Secretary of The Heart of Greenville Motor Hotel a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he, with Mitchell King, Jr., witnessed the execution thereof.

SWORN to before me this 10th day of October A. D. 1962 of *Mitchell King Jr.* (L.S.) Notary Public for South Carolina County.

*Frank P. McGowan Jr.*

(NOT NECESSARY - MORTGAGOR A CORPORATION)

I, do hereby certify unto all whom it may concern that Mrs. the wife of the within named did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Heirs 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 day of A. D. 19 (L.S.) Notary Public for S. C.