And said mortgagor agrees to keep the building and improvements now standing or hereafter erected upon the mortgaged insured against loss or damage by fire and such other hazards at the mortgage may from time to time require, all such insurinsurance, and in time to time require, all such insurinsurance, in the part of the insures for corporation in the part of the insures of loss to the mortgage, and that at least fifteen days before the expiration of each such policy, a new and the mortgage of insurance on said after policy, and agrees that in the event of a loss the amount collected under and/or obligation secured hereby and in such order as mortgage may determine; or said amount or any portion thereof and, at the option of the mortgage, either be used in replacing, repear may determine; or said amount or any portion thereof may, at to a condition satisfactory to said mortgage, or be released to the mortgager in either of which events the mortgage shall not be obligated to see Jo the proper application thereof; nor said mortgagor in either of which events the mortgage shall at any time fall to keep the reinhalter step of the devent of the mortgager of said mortgager to a sign each buildings and improvements on the property insured as above provided, then the mortgager shall at any time fall to keep the reinhalter step? for the mortgager and groups that the mortgager is the same to be insured and the debt the and institute foreclosure of his mortgage; or the mortgager at its election may on such fallure declare the debt the and institute foreclosure of any part of the principal indebtedness, or of any part of the interest, at the

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due, or in the case of failure to keep insured for the herefit of the mortgagee the houses and buildings on the premises against fire and such other hazards as the mortgage may require, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

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 taxing any lien thereon, or changing in any way the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, ingested with the interest due thereon, shall, at the option of the said Mortgage, without notice to any party, become immediately due

And in case proceedings for forcelesure shall be instituted, the mortgager agrees to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agrees that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take presenting of the premises, and collect the rents and profits and apply the net proceeds (after poying costs of receivership) mon said telat, interests, costs and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the said unottagen, does and shall well and truly pay or cause to be paid unto the said mortgages the debt or sum of money aforestal when, if any be due according to the true intent and meaning of the said note, and any and all other sums which may be come due and payable increunder, the estate hereby granted 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 shall be entitled to hold and e

remote that default shall be made as herein provided,
The covenants herein contained shall bind, and the benefits and advantages shall foure to, the respective heirs, executors, at ministrators, successors, and assigns of the partier herete. Whenever used the singular number shall include the plural, the plura the singular, the use of any gender shall be applicable to all genders, and the term "Mortgageo" shall include any payee of the strain of the plural properties of the plural properties and the plural properties of the strain "Mortgageo" shall include any payee of the Mortgageon shall include any payee of the plural properties of the plu
hand and seal this
the year of our Lord one thousand, nine hundred and
in the one hundred and ninety-fourth of the United States of America.
Signed, sealed and delivered in the Presence of:
Merican Brown Roger Hampton League 11. 5) Roger Hampton League (1. 5)
(L, S.)
(1 c)
The State of Sanaka Carolina,
PROBATE
MARTIN County
PERSONALLY appeared before me Miriam Brown
saw the within named Roger Hampton League
act and deed deliver the within written deed, and that She with LaVerne Holbrook witnessed the constant of
Sworn to before me, this Sabara day \ day \
My commission explices months to built at the or remains at unox
The State of Santhax Company Business (100x86) 1972
FLORIDA RENUNCIATION OF DOWER MERCHA County
I, LaVerna Holbrook, Notary Public for State of Florida
certify unto all whom it may concern that Mrs. Amma W. League
the wife of the within named Roger Hampton League
before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without named H. HOKE SMITH, his
all her interest and estate and also her right and elajm of Dower, in, or to all and singular the Premises within mentioned and
released.
Given under my hand and seal, this 27 cs.

Snina W.

Amma W. League

My commission expires: North Fuel (a. Nair of Hornot at Large My commission texpires: North Fuel (a. Nair of Hornot at Large My Constitutions of the Court of the

A. D. 19 4

Kur Florida

day of Docy.

-allina

Notary Public for BENEXE