And said mortgagor agrees to keep the building and improvements now standing or hereafter erected upon the mortgaged premises and any and all apparatus, fixtures and appurtenances now or hereafter in or attached to said buildings or improvements, insured against loss or damage by fire and such other hazards as the mortgagee may from time to time require, all such insurance to be in forms, in companies and in sums (not less than sufficient to avoid any claim on the part of the insurers for coinsurance) satisfactory to the mortgagee; that all insurance policies shall be held by and shall be for the benefit of and first payable in case of loss to the mortgagee, and that at least fifteen days before the expiration of each such policy, a new and sufficient policy to take the place of the one so expiring shall be delivered to the mortgagee. The mortgager hereby assigns to the mortgagee all moneys recoverable under each such policy, and agrees that in the event of a loss the amount collected under any policy of insurance on said property may, at the option of the mortgagee, be applied by the mortgagee upon any indebtedness and/or obligation secured hereby and in such order as mortgagee may determine; or said amount or any portion thereof may, at the option of the mortgagee, either be used in replacing, repairing or restoring the improvements partially or totally destroyed to a condition satisfactory to said mortgagee, or be released to the mortgager in either of which events the mortgage shall not be obligated to see to the proper application thereof; nor shall the amount so released or used be deemed a payment on any indebtedness secured hereby. The mortgager hereby appoints the mortgage attorney irrevocable of the mortgager to assign each buildings and improvements on the property insured as above provided, then the mortgager may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institut

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 benefit of the mortgagee the houses and buildings on the premises against fire and such other hazards as the mortgagee 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 forcelosure 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 laws in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said Mortgagee, without notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the mortgagor 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 possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, 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 mortgagor, does 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, and any and all other sums which may become due and payable hereunder, 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 enjoy the said Premises until default shall be made as herein provided.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferce thereof whether by operation of law or otherwise

the singular, the use of any gender shall be applicable to all ge- indebtedness hereby secured or any transferse thereof whether	nders, and the term "Mortgagee" shall include any payee of the by operation of law or otherwise.
WITNESS my hand and sea	d this 1st day of
June in the year of our Lord one thou	usand, nine hundred and Seventy and
in the one hundred and ninety-fourth of the United States of America.	year of the Independence
Signed, scaled and delivered in the Presence of:	1.0.00
Tuglora Meadow	S. L. Kheller I
Estan & Roken	J. L. Rhodes
7	(L. S.)
4	(L. S.)
	(L. S.)
The State of South Carolina,	
}	PROBATE
GREENVILLE County)	\$
PERSONALLY appeared before me Lucies	and made oath that 5 he
saw the within named J. L. Rhodes	
sign; scal and its act	and deed deliver the within written deed, and that S he with
Kastar X. Kodgan	witnessed the execution thereof.
Sworn to before me, this 30 th day	<u> </u>
19 70	Wildred Wiendows.
Notary Public for South Carolina (L.S.)	
The State of South Carolina,	
	RENUNCIATION OF DOWER
Greenville County	•
1. Later & Robers	do hereby
certify unto all whom it may concern that Mrs. Ernestine	
the wife of the within named J. L. Rhodes	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 whomsoev named.	er, renounce, release and forever relinquish unto the within
	, heirs, successors and assigns,
all her lifterest and estate and also her right and claim of Down	er, in, or to all and singular the Premises within mentioned and
Given under my hapd and seal, this 3.	- + 1 11 1
day of Many A. D. 19 70	Ernestine T. Rhodes
(L.S.)	Ernestine T. Rhodes
My Commission Expires: 12-1978	•
Recorded June 11, 1970 at 3:4	7 P. M., #27248.

学选择