

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than Five Hundred Forty Thousand and No/100 (\$540,000.00) Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire and such other contingencies as the mortgagee may require, 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 mortgagee's

name and reimburse itself 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, mortgagor hereby assign the rents and profits of the above described premises to said mortgagee, or its Heirs, Executors, Administrators, Successors, 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 is to hold and enjoy the said Premises until default of payment shall be made.

IN WITNESS WHEREOF the party hereto has hereunto set its hand and seal.

this 15th day of May
thousand, nine hundred and seventy-two
and ninety-fifth

in the year of our Lord one
and in the one hundred
year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of
Vera D. Quinn
Jose C. Belcher

THE POINSETT CLUB (L.S.)
BY: *Ellison J. McKissick* (L.S.)
THE PEOPLES NATIONAL BANK (L.S.)
BY: *L. S. Jenson, Cashier* (L.S.)

The State of South Carolina,
County of GREENVILLE

PERSONALLY appeared before me *VERA D. QUINN* and made oath that he saw the within named *ELLISON J. MCKISSICK* as *President* of The Poinsett Club a South Carolina corporation, *JOSE C. BELCHER* as *SECRETARY* sign, seal and as its act and deed deliver the within written *Agreement* and that he with *JOSE C. BELCHER* witnessed the execution thereof.

SWORN TO before me this 15th day
of May A. D. 1972
Jose C. Belcher (L.S.)
Notary Public for South Carolina.
My Comm. Expires 7/11/77

Vera D. Quinn