

and unpaid, said mortgagee may (provided the premises herein described are occupied by a tenant or tenants), without further proceedings, take over the property herein described, and collect said rents and profits and apply same to the payment of interest, taxes, mortgage guaranty insurance premiums, life insurance premiums (if any), hazard insurance premiums and principal, without liability to account for anything more than the rents and profits actually collected, less the costs of collection, and should said premises be occupied by the mortgagor herein, and the payments hereinabove set out become past due and unpaid, then the mortgagor does hereby agree that said mortgagee, its successors and assigns, may apply to any Judge or the Circuit Court of said State, at Chambers or otherwise, for the appointment of a Receiver, with authority to take charge of the mortgaged premises, designate a reasonable rental, and collect same and apply the net proceeds thereof (after paying costs of collection) upon said debt, interest, taxes, hazard insurance premiums, mortgage guaranty insurance premiums, and life insurance premiums (if any), without liability to account for more than the rents and profits actually collected.

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, and use of any gender shall be applicable to all genders.

PROVIDED, ALWAYS, nevertheless, and on this EXPRESS CONDITION, that if the said mortgagor, his heirs, or legal representatives, shall on or before the 1st day of each and every month, from and after the date of these presents pay or cause to be paid to PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION OF GAFFNEY, S. C., its successors or assigns, the monthly installments, as set out herein, until said debt, and all interest and amounts due thereon, shall have been paid in full, then this deed of trust and bargain shall become null and void; otherwise to remain in full force and virtue.

And it is further agreed by and between the said parties hereto, that the said mortgagor is to hold and enjoy the said premises until default of payment shall be made. But if he shall make default in the payment of said monthly installments, or shall make default in any of the covenants and provisions hereinabove set out for a period of thirty days, then, and in such event the mortgagee may, at its option, declare the whole amount hereunder at once due and payable, together with costs and a reasonable attorney's fee, and shall have the right to foreclose its mortgage.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this the 22nd. day of December, in the year of our Lord One Thousand, Nine Hundred, and Seventy-two, and in the One Hundred and 97th. year of the Independence of the United States of America.

Signed, seal and delivered in the presence of: Robert L. Farrington [SEAL], Linda J. Rice [SEAL], Helen L. Dase [SEAL]

STATE OF SOUTH CAROLINA, COUNTY OF CHEROKEE. PROBATE

PERSONALLY appeared before me Linda F. Rice and made oath that s he saw the within named Robert L. Farrington sign, seal and as his act and deed deliver the within written deed, and that s he, with Helen L. Dase witnessed the execution thereof.

SWORN to before me this 22nd. day of December A. D., 19 72. Notary Public for South Carolina. My commission expires 8/14/1979. Linda J. Rice [SEAL]

STATE OF SOUTH CAROLINA, COUNTY OF CHEROKEE. RENUNCIATION OF DOWER

I, Helen L. Dase, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Barbara F. Farrington the wife of the within named Robert L. Farrington 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 PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION OF GAFFNEY, S. C., its successors 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 22nd. day of December A. D., 19 72. Notary Public for South Carolina. My commission expires 8/14/1979. Barbara F. Farrington [SEAL]