

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than One hundred forty thousand and no/100-----(\$ 140,000.00) Dollars Fire insurance, with extended coverage or wind storm, in a company or companies acceptable to the mortgagee , and to keep same insured from loss or damage by fire or windstorm, and do hereby assign the policy of insurance to the said mortgage es : and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagees may cause the same to be insured in their name and reimburse themselves for the premium and expense of such insurance under this mortgage, with interest.

And if at any time part of said debt, or interest thereon, be past due and unpaid, we hereby assign the rents and profits of the above described premises to said mortgagees , or their 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, applying 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 we the said mortgagor s , do and shall well and truly pay or cause to be paid unto the said mortgagee s 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 s are to hold and enjoy the said Premises until default of payment shall be made.

WITNESS our hand s and seal s , this 30th day of April and in the two hundred and eighth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Betty E. Dean
Patricia M. Johnson
as to PJM
Beatrice Grubman
Karen Otrupchak
as to JVM

Peter J. McKenna (L. S.)
Peter J. McKenna (L. S.)
Jeanne V. McKenna (L. S.)
Jeanne V. McKenna

NEW JERSEY
THE STATE OF SOUTH CAROLINA
County }

Mortgage of Real Estate

PERSONALLY appeared before me Beatrice Grubman and made oath that s he saw the within named Jeanne V. McKenna sign, seal and as her act and deed deliver the within written deed, and that s he with Karen Otrupchak witnessed the execution thereof.

SWORN TO before me this 30 day of April A. D. 1982
Karen Otrupchak (L. S.)

Beatrice Grubman

KAREN OTRUPCHAK Notary Public for South Carolina
NOTARY PUBLIC OF NEW JERSEY New Jersey
My Commission Expires Sept. 24, 1984 NEW JERSEY

THE STATE OF SOUTH CAROLINA
County }

Renunciation of Dower.

I, Karen Otrupchak, do hereby certify unto all whom it may concern that Mrs. Jeanne V. McKenna the wife of the within named Peter J. McKenna 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 Ben F. Tipton and Lucille H. Tipton, their

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 30 day of April A. D. 1982
Karen Otrupchak (L. S.)
Notary Public for South Carolina
New Jersey

Jeanne V. McKenna
Jeanne V. McKenna

KAREN OTRUPCHAK
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 24, 1984