

Upon failure of the mortgagors to make any payment due on said contract, the mortgagee may, at her option, declare the full amount of this mortgage due and payable.

2. The mortgagors will maintain insurance on the houses and buildings on said property for not less than _____, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, until such time as the note which this assignment secures is paid, and make loss under the policy or policies of insurance payable to the mortgagee, (it being understood that the mortgagee's interest will be junior to that of Joe Lee Street Rickmond) and in the event that the mortgagors shall at any time fail to do so, then the said mortgagee may cause the same to be insured as provided above and be reimbursed for premium expense of such insurance under this mortgage. Upon the failure of the mortgagors to pay any insurance premium or any taxes or any other public assessment, or any part thereof, the mortgagee, at her option, may declare the full amount of this mortgage due and payable.

3. The mortgagors shall keep the property in reasonable repair and shall not commit any waste thereon and breach of this covenant shall allow the mortgagee, at her option, to declare the entire remaining balance due and payable in full.

4. In the event that the mortgagors default on their note, or on the contract with Joe Lee Street Rickmond, they do hereby assign the rents and profits of the above described premises to the mortgagee or her heirs, executors, administrators, or assigns, and agree that any Judge of the Circuit Court of said State, or the Judge of the Greenville County Court may, at Chambers or otherwise, appoint a Receiver, with authority to

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ABRAMS, BOWEN
AND TOWNES

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