hat said mortgagor will keep unceasingly insured, to the satisfaction of said mortgagee all buildings now or hereafter on said premises against damage for $1000.00 or ..... in such sums as may be required and in such companies as may be approved by said mortgagee, to ties of insurance shall be delivered and to whom the proceeds of such insurance shall be payable as his interest may appear, the policies to contain the mortgagee may desire; such proceeds, at the option of said mortgagee, to be applied to the payment of said debt, whether due or not, or, ction of said mortgagee, to the reconstruction or repairs of said buildings; and in the event of other insurance and contribution among the insurers, shall receive from the aggregate insurance proceeds all amounts secured hereunder; and said mortgagor agrees to pay, promptly when due, all iums and to deliver to said mortgagee renewals at least three days before policies expire; also to pay when due all taxes, assessments and charges, pal, county, state or federal, which now are or may be levied or assessed by law upon said mortgaged premises, or any part thereof, or upon the interest gee therein, or upon this mortgage, or the debt or notes secured hereby, or upon the interest paid and payable thereon, without regard to any law hereafter enacted imposing payment of the whole or any part thereof upon said mortgagee; also to discharge any other lien or encumbrance upon the premises, lien hereof that may now exist or may hereafter attach thereto, and exhibit to said mortgagee receipts of the proper persons when required; and on ortgagee may pay such insurance premiums, cause tax searches to be made and pay such taxes and other charges, with accrued costs and penalties, es attending same, including reasonable charges for services or counsel fees of any person employed to pay or discharge same, to adjust amount thereof, spect thereto; and said mortgagor covenants to repay forthwith to said mortgagee all amounts paid by him for repairs, insurance premiums, taxes, encumd fees and for all other purposes authorized by this mortgage, and for all such sums, with interest thereon at the highest legal rate, said mortgagee shall said premises secured and collectible hereunder, and said mortgagee shall be subrogated to all rights of those to whom such payments shall have been made.

hat if said mortgagor shall make all payments herein stipulated, this mortgage shall be void, and that said mortgagor shall hold said premises until nent or breach of some covenant hereof; but that if, before all amounts secured hereby shall be paid in full, with interest, costs and attorneys' fees, be passed or any decision rendered by a court of competent jurisdiction imposing or authorizing the imposition of any specific tax upon mortgages, or ured by mortgages, or upon principal or interest secured by notes or mortgages, or by virtue whereof the owner for the time being of said land shall be ay any such tax upon said notes and this mortgage, or either of them, or upon the principal or interest thereby secured, and deduct the amount of such moneys hereby secured, or by virtue of which any tax or assessment upon said premises shall be chargeable against the owner of said notes and olding that the above undertaking by said mortgagor to pay any tax is illegal or inoperative, or if said mortgagor does not hold said premises by title r has not good right to encumber the same, or if said premises are not free of all other liens and encumbrances whatsoever, or if any suit has been begun and, or if said mortgagor shall fail to pay any part of principal or interest when due, or to pay any taxes or assessments at least 15 days before a thereon, or to pay forthwith the costs of repairs or improvements, insurance premiums, judgments or liens upon said premises, or in case of the actual demolition or removal of any building from said land, or if any injury or waste impair the value of said security, or if it is stipulated herein that the f shall be used for any specific purpose and the same are not so used, or if any covenant of this mortgage be broken, then, and in any such event, cipal debt hereby secured remaining unpaid at that time, with all accrued interest and all other amounts stipulated herein, shall, at the option of said ome immediately due and collectible, without notice, notwithstanding anything contained herein or in said notes or in any law hereafter enacted, and may be at once foreclosed; and no failure of said mortgagee to exercise such option shall be deemed a waiver of his right to do so subsequently, nor ent by said mortgagee of taxes, insurance premiums or any other amount herein authorized, or his failure to pay the same, be deemed a waiver of clare said debt due at any time thereafter.

hat all rents and profits of said premises accruing after any payment herein agreed upon shall be past due and unpaid are hereby assigned by said said mortgagee, who may, without regard to the value of said premises or the adequacy of any security for said debt, enter, by himself or agents, upon nd take possession and control thereof, lease the same and collect such rents and profits and apply the net proceeds thereof (after deducting payments for d improvements of premises, collection of rents and all other proper credits) upon said debt, interest, costs or expenses, without liability to account not actually received or for laches or neglect in collecting such rents or profits; and for this purpose the mortgagor hereby agrees that any Judge Court of said State may, in any County in said State, at chambers or otherwise, appoint a receiver with full authority in this regard.

hat if any part of the principal, interest or other sum herein stipulated be at any time past due and unpaid, or if said notes be placed in the hands of an ollection or for the protection of the mortgagee's interests, or if said debt or any part thereof be collected by an attorney or by legal proceedings of

mortgagee shall also recover of said mortgagor a reasonable fee, not less than.....

centum.....(which said mortgagor hereby agrees is a reasonable fee), for the mortgagee's is services, and that for such fee, with interest thereon at the highest legal rate, and all costs and expenses incurred by the mortgagee, he shall have premises secured and collectible hereunder.

hat all provisions hereof shall extend to and bind all mortgagors and mortgagees, whether one or more of each, and whether men, women, corporations, thers, to the same extent as though the words "her," "its," "their" or other suitable words were formally inserted at the proper places herein; also the heirs, inistrators, successors and assigns of said parties, respectively, and that any notice or demand in any case arising hereunder may be sufficiently made by same in any postoffice, station or letterbox, enclosed in a postpaid envelope, addressed to said mortgagor at the last address furnished by him to said

hat said mortgagor, who is a member of said mortgagee association, shall comply with every provision of the by-laws thereof and all past and future ereto and all rules and regulations adopted by authority thereof; and if said mortgagor shall break this covenant or cease to be a member of said association, ption of said mortgagee, said debt shall become immediately due and this mortgage may be foreclosed as is more fully provided in the fourth covenant hereof.

Witness my hand and seal the 14th, day of October in the year of our Lord one thousand, nine hundred and twenty-two and in the one hundred and forty-seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

J.B. Ricketts, ...

J.G. Thornton, ...

.....

.....

T.T. Gilmer .....(L. S.)

.....(L. S.)

.....(L. S.)

.....(L. S.)

.....(L. S.)

STATE OF SOUTH CAROLINA,
County of Greenville.

Personally appeared before me J.B. Ricketts,

and made oath that he saw the within named T.T. Gilmer

sign, seal and as his act and deed deliver the within written deed; and that he with J.G. Thornton witnessed the execution thereof.

Sworn to and subscribed before me this 20th, day of October A. D. 192 2

W.A. Jones (L. S.)
Notary Public for South Carolina.

J.B. Ricketts

STATE OF SOUTH CAROLINA,
County of Greenville.

I, T.P.P. Carson a notary public in and for the State of South Carolina, do hereby certify unto all whom it may concern that Mrs. Etta Gilmer the wife of the within named T.T. Gilmer 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 Home Building and Loan Association, its successors and his heirs, 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 20th, day of October A. D. 192 2.

T.P.P. Carson (L. S.)
Notary Public for South Carolina.

Mrs. Etta Gilmer

Recorded October 23rd, (1922) 192 2.