

hereby, in the event of any default or defaults in the payment of said principal and interest, or any tax, assessment, water rate or insurance, pledged and assigned to the said Mortgagee, its successors or assigns, who shall have the right forthwith after any such default to enter upon and take possession of the said mortgaged premises and to let the said premises and receive the rents, issues and profits thereof, and apply the same, after payment of all necessary charges and expenses, on account of the amount hereby secured.

AND it is covenanted and agreed, by and between the parties to these presents that the whole of said principal sum shall become due at the option of the said Mortgagee, its successors, legal representatives or assigns, after default in the payment of interest for thirty days or after default in the payment of any tax, assessment or water rate for sixty days after the same shall have become due and payable, or after default in the payment of any installment hereinbefore mentioned or immediately upon the actual or threatened demolition or removal of any building erected on said premises.

AND it is further covenanted and agreed that the whole of said principal sum and the interest shall become due, at the option of the said Mortgagee upon failure of any owner of the above described premises to comply with the requirements of any Department of the City of Greenville within thirty days after notice of such requirement shall have been given to the then owner of said premises by the said Mortgagee.

AND it is further covenanted and agreed by the said parties, that if default be made in the payment of the indebtedness as herein provided or of any part thereof, the Mortgagee shall have power to sell the premises herein described according to law; said premises may be sold in one parcel, any provision of law to the contrary notwithstanding.

AND the said Mortgagor... further covenant and agree to keep the buildings on said premises constantly insured for the benefit of the Mortgagee, against loss by fire and tornado, in such manner and in such companies and for such amounts as may be satisfactory to the Mortgagee, until the debt hereby secured is fully paid. And will keep such policies constantly assigned or pledged to the Mortgagee and deliver renewals thereof to the said Metropolitan Life Insurance Company, at its Home Office in New York City, one week in advance of the expiration of the same, marked "PAID" by the agent or company issuing the same. In the event the Mortgagor, his heirs, executors, administrators, successors or assigns, shall for any reason fail to keep the said premises so insured or fail to deliver the policies of insurance to the said Mortgagee, or fail to pay the premiums thereon, the Mortgagee, if it so elects, may have such insurance written and pay the premiums thereon, and any premiums so paid shall be secured by this mortgage and repaid by the Mortgagor, his heirs, executors, administrators, successors or assigns, within ten days after payment by the Mortgagee. In default thereof, the whole principal sum and interest and insurance premium with interest on such sums paid for such insurance from the date of payment may be and shall become due at the election of the said Mortgagee, its successors or assigns, anything herein to the contrary notwithstanding.

AND should the Mortgagee, by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum or sums of money for any damage by fire or tornado to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said Mortgagor, his successors, heirs or assigns, to enable such parties to repair said buildings or to erect new buildings in their place, or for any other purpose or object satisfactory to the Mortgagee, without affecting the lien of this mortgage for the full amount secured thereby before such damage by fire or tornado, or such payment over, took place.

AND it is further covenanted and agreed, that in the event of the passage, after the date of this mortgage, of any law of the State of South Carolina deducting from the value of land, for the purpose of taxation, any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said Mortgagee, without notice to any party, become immediately due and payable.

AND it is further covenanted and agreed, that the mailing of a written notice and demand by depositing it in any postoffice, station, or letter-box, enclosed in a postpaid envelope addressed to the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage, or in default thereof, directed to said owner at said mortgaged premises, shall be sufficient notice and demand in any case arising under this instrument, and required by the provisions thereof or the requirements of the law.

AND it is further covenanted and agreed by said parties, that in default of the payment by said Mortgagor of all or any taxes, charges, and assessments which shall be enforced by law upon the said mortgaged premises, or any part thereof, it shall and may be lawful for the said Mortgagee, its successors, legal representatives and assigns, to pay the amount of any such tax, charge or assessment with any expenses attending the same; and any amounts so paid, the Mortgagor shall repay to the said Mortgagee, its successors, legal representatives or assigns, on demand, with interest thereon, and the same shall be a lien on the said premises and be secured by the said bond and by these presents; and the whole amount hereby secured, if not then due, shall thereupon, if the said Mortgagee so elects, become due and payable forthwith. And the said Mortgagor do further covenant and agree that he will execute or procure any further necessary assurance of the title to said premises and will forever warrant said title.

AND the said Mortgagor... further covenant and agree, should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any default in the covenants and agreements herein contained, to pay all costs of collection and litigation, together with a reasonable attorney's fee, and the same shall be a lien on the said premises and be secured by this mortgage, and payment thereof enforced in the same manner as the principal obligation.

IN WITNESS WHEREOF, I, the said Mortgagor have hereunto set my hand and seal, this 21 day of February in the year of our Lord one thousand nine hundred and twenty-three, and in the one hundred and forty seventh year of the independence of the United States of America.

Signed, sealed and delivered in the presence of Augustus G. Hart A.C. Mann Robert G. Queens, (S.S.)

STATE OF SOUTH CAROLINA, } County of Greenville, } I, Augustus G. Hart N.P. for S.C. do hereby certify unto all whom it may concern, that Mrs. Sarah P. Queens the wife of the within named Robert G. Queens 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 Metropolitan Life Insurance Company, 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 21 day of Feb A. D. 1923 Augustus G. Hart Notary Public for South Carolina. Sarah P. Queens.

STATE OF SOUTH CAROLINA, } ss.: } County of Greenville, } Personally appeared before me Augustus G. Hart and made oath that he saw the above named Robert G. Queens sign, seal, and as his act and deed, deliver the above written mortgage, for the uses and purposes therein mentioned, and that he with A.C. Mann witnessed the due execution thereof.

SWORN to before me, this 21 day of Feb A. D. 1923 John L. Pyley (S.S.) Notary Public for South Carolina. Augustus G. Hart.

STATE OF SOUTH CAROLINA, } ss.: } County of Greenville, } Personally appeared before me and made oath that he saw as sign, affix the corporate seal of the above named and as the act and deed of said corporation deliver the above written mortgage, and that he with witnessed the execution thereof.

SUBSCRIBED and sworn to before me, this day of A. D. 1923 Notary Public for South Carolina.

Recorded Feb 21st 1923