

together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.
 TO HAVE AND TO HOLD, all and singular, the said premises unto the said The Penn Mutual Life Insurance Company, its Successors or Assigns, forever,
 and I do hereby bind myself and my heirs, executors, administrators or assigns, to warrant and forever defend all and
 singular the said premises unto the said The Penn Mutual Life Insurance Company, its Successors or Assigns, from and against me and my
 heirs, executors, administrators or assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.
 PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said
R. M. Baine

do not and shall well and truly pay, or cause to be paid unto the said The Penn Mutual Life Insurance Company, its Successors or Assigns, the said debt or
 sum of money aforesaid, with interest thereon as aforesaid, shall perform the covenants herein contained according to the true intent and meaning of said Note,
 and this Mortgage; then this Deed of Bargain and Sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.

1. AND IT IS HEREBY COVENANTED, By and between said parties, that the said R. M. Baine, his

heirs, executors, administrators or assigns, will pay said Note with interest thereon as the same becomes due and payable; and will pay all taxes and assessments
 on said lands and premiums of insurance against said premises before the same become delinquent, and will keep all fences, buildings, and other improvements
 now on said premises, and hereafter put thereon in good condition and repair, and will do no act by which the value of said premises may be impaired.
and against loss by tornado in the sum of six thousand dollars

2. AND IT IS FURTHER COVENANTED, That the said R. M. Baine, his

heirs, executors, administrators or assigns, will insure the buildings on said premises against loss by fire in the sum of Twelve
Thousand Five Hundred DOLLARS,
 in some responsible insurance companies, approved by the said mortgagee, its Successors or Assigns, with loss, if any, payable to the said mortgagee, its Successors
 or Assigns, as their interest may appear, and deliver the policies of insurance to said mortgagee, and if any more insurance is taken on the property that all policies
 for same shall be delivered to said mortgagee and loss made payable to said mortgagee, its Successors or Assigns, the same as in the required policy, and in case
 the insurable improvements on said real estate are destroyed or damaged by fire, the said mortgagee, its Successors or Assigns, shall have the right to apply the
 moneys collected from the insurance in payment of the debt secured hereby whether due or not.

3. AND IT IS FURTHER COVENANTED, That if the said R. M. Baine, his

heirs, executors, administrators or assigns, shall fail to pay said taxes and assessments, or shall fail to procure and keep up said insurance, as herein agreed, then
 said mortgagee, its Successors or Assigns, may pay said taxes and assessments, and effect said insurance, and charge the sum so paid against said
R. M. Baine, his

heirs, executors, administrators or assigns, and said premises; and the money so advanced for the payment of such taxes, assessments, insurance or any charge of
 whatsoever nature on the property hereby conveyed shall be added to the mortgage debt, and the repayment thereof, with interest at the rate of eight per cent. per
 annum, shall be secured by this mortgage, and shall be forthwith due and payable; and the said mortgagee, its Successors or Assigns, shall be subrogated to all the
 rights of the person to whom such payments have been made.

4. AND IT IS FURTHER COVENANTED, That if the said R. M. Baine, his

heirs, executors, administrators or assigns, shall make such payments as herein specified, then this mortgage shall be void, but if the said
R. M. Baine, his

heirs, executors, administrators or assigns, shall fail to keep any of the covenants herein contained, or to pay any of said moneys as they become due and payable
 by the terms of said Note, as stipulated to be paid herein, or if default be made in the payment of said taxes or assessments; or if default be made in the said insur-
 ance agreement, as provided herein; or if the buildings and improvements are not kept in good repair; or in case any tax or assessment is assessed within the State of
 South Carolina against the debt or Note secured hereby, or the interest in said premises of said mortgagee, its Successors or Assigns; or upon the rendering by any
 Court of competent jurisdiction of a decision that the undertaking by the mortgagor, as herein provided, to pay any tax or taxes is legally inoperative, then at
 the option of said mortgagee or its Successors or Assigns, the whole indebtedness and all sums secured by the mortgage, to-wit: The principal and interest then
 accrued on said Note, and all advances made to or on account of the mortgagor, herein for taxes, assessments, premiums of insurance, and charges of any kind,
 shall at once become due and payable without notice, and the money due on said Note and for advances as aforesaid, shall then become due and this mortgage may
 be foreclosed for the whole amount of said moneys, interest, costs and attorney's fees.

5. AND AS A FURTHER SECURITY for the payment of the debt and interest secured hereby, and for the performance of all the covenants of said Note
 and this mortgage, the said R. M. Baine, his

do not hereby transfer, set over and assign to the said The Penn Mutual Life Insurance Company, its Successors or Assigns, all of the rents and income of the
 said mortgage premises for each and every year that the said debt and interest may be unpaid, together with all rights and remedies for enforcing the collection
 of the same; and that upon filing suit of foreclosure, said mortgagee, its Successors or Assigns, shall be entitled to have a Receiver appointed to take charge of
 the said mortgage premises, together with all the rents, profits, crops and proceeds arising therefrom during such litigation, and in case of commencement of suit
 for foreclosure of this mortgage or the placing thereof in the hands of an Attorney for collection by reason of any default by said
R. M. Baine, his

heirs, executors, administrators or assigns, said

heirs, executors, administrators or assigns, hereby agree to pay to the holder and owner of said Note and mortgage ten per cent. of the amount secured by this
 mortgage as an Attorney's fee for the foreclosure of said mortgage or the collection of the amount due, which Attorney's fee shall be secured by this mortgage the
 same as any other moneys herein mentioned.

6. AND IT IS FURTHER COVENANTED, That the said R. M. Baine, his

heirs, executors, administrators or assigns, shall hold and enjoy the said premises until default in payments, as provided in said Note, or a breach of some of the
 covenants of this mortgage shall be made.

WITNESS my Hand and Seal, on the 3rd day of August in the year
 of our Lord nineteen hundred and thirtyseven and in the one hundred and 62nd
 year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of
H. D. Burgess R. M. Baine (SEAL.)
Edwin McJ. Meares (SEAL.)

STATE OF SOUTH CAROLINA,

County of Greenville.

Personally appeared before me H. D. Burgess and made oath that he saw
 the within named R. M. Baine sign, seal, and as

his act and deed deliver the within deed; and that he with Edwin McJ. Meares

Sworn to before me, this 3rd

day of Aug. 1937

Edwin McJ. Meares (L. S.) H. D. Burgess

Notary Public for S. C.

RENUNCIATION OF DOWER.

STATE OF SOUTH CAROLINA,

County of Greenville.

I, Edwin McJ. Meares Notary Public for South Carolina, do

hereby certify unto all whom it may concern, that Mrs. Ruth P. Baine

the wife of the within named R. M. Baine
 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 The Penn Mutual Life Insurance Company,
 its Successors or Assigns, all her interest and estate, and also 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 3rd

day of Aug. 1937

Edwin McJ. Meares (L. S.) Ruth P. Baine

Notary Public for S. C.

Recorded Aug. 18th, at 12 M. 1937