and We do hereby bind Mulelves and D	2. IN. IIIneirs, executors, administrators or assigns, to warrant and forever defend all an
singular the said premises unto the said The Penn Mutual Life Ins	surance Company, its Successors or Assigns, from and against MA and AUT
PROVIDED ALWAYS. NEVERTHELESS, and it is the	whomsoever lawfully claiming or to claim the same or any part thereof. true intent and meaning of the parties to these presents, that if the said
James H. Woodside and J. Dear	w Mainey
	e said The Penn Mutual Life Insurance Company, its Successors or Assigns, the said debt o
um of money aforesaid, with interest thereon as aforesaid, shall	perform the covenants herein contained according to the true intent and meaning of said Note
	e, determine and be utterly null and void; otherwise it shall remain in full force and virtue. n said parties, that the said Mules H Woods eds and J. Dlan
leirs, executors/administrators or assigns, will pay said Note with	h interest thereon as the same becomes due and payable; and will pay all taxes and assessment:
on said lands shd premiums of insurance against said premises be now on said premises, and hereafter put thereon, in good conditi	fore the same become delinquent, and will keep all fences, buildings, and other improvements ion_and repair, and will do no act by which the value of said premises may be impaired.
2. AND IT IS FURTHER COVENANTED, That the said	James H. Woodside and J. Dean Clainey,
their	
eirs, executors, administrators or assigns, will insure the buildings	on said premises against loss by fire in the sum of
Nine Thousand (\$4,000.00)	DOLLARS
or Assigns, as their interest may appear, and deliver the policies of	ortgagee, its Successors or Assigns, with loss, if any, payable to the said mortgagee, its Successor insurance to said mortgagee, and if any more insurance is taken on the property that all policies
he insurable improvements on said real estate are destroyed or da	le to said mortgagee, its Successors or Assigns, the same as in the required policy, and in cas amaged by fire, the said mortgagee, its Successors or Assigns, shall have the right to apply th
noneys collected from the insurance in navment of the debt secure	ed hereby whether due or not. Said James H. Woodside and F. Dlaw Cainey,
att.	said flames 13, 18 outseal war viewer viewer
neirs, executors, administrators or assigns, shall fail to pay said ta	axes and assessments, or shall fail to procure and keep up said insurance, as herein agreed, the
aid mortgagee, its, Successors or Assigns, may pay said taxes and	assessments, and, effect said insurance, and charge the sum so paid against said
James H. Wrodside and J. De	an Jainey, their
whatsoever nature on the property hereby conveyed shall be added	the money so advanced for the payment of such taxes, assessments, insurance or any charge of to the mortgage debt, and the repayment thereof, with interest at the rate of eight per cent. pe
	lue and payable; and the said mortgagee, its Successors or Assigns, shall be subrogated to all the
4. AND IT IS FURTHER COVENANTED, That if the s	said James H. Woodside and J. Deau
Rainly, their	
	ts as herein specified, then this mortgage shall be void, but if the said
Junier A. Moraciae una J. L	Dean Clainey Their
neirs, executors, administrators or assigns, shall fail to keep any of	f the covenants herein contained, or to pay any of said moneys as they become due and payab
by the terms of said Note, as stipulated to be paid herein, or if def	fault be made in the payment of said taxes or assessments; or if default be made in the said insuments 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 inte	erest in said premises of said mortgagee, its Successors or Assigns; or upon the rendering by an by the mortgagor A as herein provided, to pay any tax or taxes is legally inoperative, then a
he option of said mortgages or its Successors or Assigns, the who	ole indebtedness and all sams secured by the mortgage, to-wit: The principal and interest the
shall at once become due and payable without notice, and the money	the mortgagor.4herein for taxes, assessments, premiums of insurance, and charges of any kind due on said Note and for advances as aforesaid, shall then become due and this mortgage ma
be foreclosed for the whole amount of said moneys, interest, costs	and attorney's fees. the debt and interest secured hereby, and for the performance of all the covenants of said Not
	side and J. Dean Rainey
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 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 mortga	
	agee, its Successors or Assigns, shall be entitled to have a Receiver appointed to take charge of
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