

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 taxing any lien thereon, or changing in any way the laws for the taxation of mortgages or debts secured by mortgage for state or local purposes, or the manner of collection of any such taxes so as to affect in any manner whatsoever this mortgage or the interest of the mortgagee, the whole of the Principal sum secured by this mortgage, together with interest due thereon, shall at the option of the mortgagee, without notice to the mortgagor, his heirs, executors, administrators or assigns, become immediately due and payable.

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 SOUTHEASTERN LIFE INSURANCE COMPANY, its successors and Assigns. And I do hereby bind myself, and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said SOUTHEASTERN LIFE INSURANCE COMPANY, its Successors and Assigns, from and against myself, and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said Mortgagor agree to insure the house and buildings on said lot in a sum not less than Dollars, in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its name, and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, hereby assign the rents and profits of the above described premises to said mortgagee, or its successors or assigns, and agree that any Judge of the Circuit Court of said State, may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereafter (after paying costs of collection) upon said debt, interest, cost or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if I, the said mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IS IS AGREED, by and between the said parties, that said mortgagor to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my hand, and seal, this 1st day of November in the year of our Lord one thousand nine hundred and Twenty six and in the one hundred and fifty first year of the Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of W. Grady Stewart, G. E. Mayfield, C. M. Todd (L. S.), (L. S.), (L. S.), (L. S.)

THE STATE OF SOUTH CAROLINA, COUNTY. MORTGAGE OF REAL ESTATE.

PERSONALLY appeared before me W. G. Stewart and made oath that he saw the within named C. M. Todd.

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

SWORN to before me, this 1st day of November 1926 G. E. Mayfield (L. S.) Notary Public, S. C. W. G. Stewart

THE STATE OF SOUTH CAROLINA, Greenville County. RENUNCIATION OF DOWER.

I, G. E. Mayfield, a notary Public for S. C. do hereby certify unto all whom it may concern, that Mrs. Ludella A. Todd

the wife of the within named C. M. Todd 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 SOUTHEASTERN LIFE INSURANCE COMPANY, its successors and assigns, all her interest and estate, and also all her right and claim of dower, in, of or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this 1st day of November 1926 G. E. Mayfield (L. S.) Notary Public, S. C. Ludella A. Todd

Recorded November 1st at 11:00 a.m. 1926