

W. H. Balentine, deceased, its Successors and assigns forever. 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 The Peoples National Bank of Greenville, S. C., as Guardian for Athello Balentine, Sophie Balentine, Lenora Balentine, Wm. H. Balentine, Jr., Marshall Balentini, Mary Balentine, Sara Balentine and David Balentine, the minor Children of W. H. Balentine, deceased, 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 agrees to insure the house and buildings on said lot in a sum not less than nine thousand (\$9,000.00) 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, I 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 thereof (after paying costs of collection) upon said debt, interest, costs 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