

And it is Agreed, That if the holder of the bond secured hereby is compelled to pay any taxes upon the debt represented by the said bond, or by this mortgage, then, and in that event, unless the said taxes are paid by some party other than the said holder, that then the entire amount of the debt secured, or intended to be secured hereby, shall forthwith become due at the option of the said mortgagee, its successors, or assigns, although the period for its payment may not then have expired.

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 Southern Home Insurance Company of the Carolinas, its successors,

And I do hereby bind my self and my heirs, executors and administrators, to procure or execute any further necessary assurances of title to the said premises, the title to which is unincumbered and also to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against myself and my heirs, executors and administrators, and all other persons lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor her heirs, executors or administrators, shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than Four Thousand, Five Hundred, Dollars in such Company as shall be approved by the said Mortgagee, its successors,

~~and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee, its successors, executors, administrators or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee, its successors, executors, administrators or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.~~

AND IT IS AGREED, by and between the said parties that if the said Mortgagor her heirs, executors or administrators, shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee its successors or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.

AND IT IS AGREED, by and between the said parties that upon any default being made in the payment of the interest on the said Bond or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall forthwith become due, at the option of the said Mortgagee its successors, or assigns, although the period for the payment thereof may not then have expired.

AND IT IS AGREED, by and between the said parties that should legal proceedings be instituted for the collection of the debt secured hereby, then in that event the said Mortgagee, its successors or assigns, shall have the right to have a receiver appointed of the rents and profits of the above described premises, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as receiver, shall apply the residue of the said rents and profits towards the payment of the debt secured hereby.

AND IT IS FURTHER AGREED, by and between the said parties that should legal proceedings be instituted for the foreclosure of this mortgage or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection by suit or otherwise, that all costs and expenses incurred by the Mortgagee, its successors, or assigns, including a reasonable counsel fee (of not less than ten per cent. of the amount involved), shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these Presents, that if the said mortgagor, her

heirs, executors or administrators shall pay or cause to be paid unto the said mortgagee, its certain attorneys, successors

~~or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said Mortgagee, its successors, executors, administrators or assigns, according to the conditions and agreements of the said Bond and of this mortgage, when this deed of bargain and sale, shall cease, determine and be void, otherwise it shall remain in full force and virtue.~~

AND IT IS LASTLY AGREED, by and between the said parties that the said Mortgagor is to hold and enjoy the said premises until default of payment shall be made.

WITNESS my Hand and Seal this 8th day of July in the year of our Lord one thousand nine hundred and thirty two and in the one hundred and fifty seventh year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

Wm. Goldsmith,
Morgan Goldsmith,

Janie W. Goldsmith, (L. S.)
_____, (L. S.)

STATE OF SOUTH CAROLINA, }
Greenville County. }

Personally appeared Morgan Goldsmith,

and made oath that he saw the within named Janie W. Goldsmith,

sign, seal and as her Act and Deed, deliver the within written Deed; and that he with Wm. Goldsmith,

Sworn to be before me, this 8th day of July A. D. 19 32 Morgan Goldsmith

Wm. Goldsmith, (L. S.)
Notary Public for South Carolina.



STATE OF SOUTH CAROLINA, }
_____ County. }

Mortgagor --Woman.

I, _____ a Notary Public, do hereby certify unto all whom it may concern, that Mrs. _____ did the wife of the within named _____ 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 _____ heirs 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 _____ day of _____ A. D. 19 _____ (L. S.)
Notary Public for South Carolina.

Recorded July 8th 19 32 at 10:35 o'clock A. M.

of this mortgage that should so elect
and mortgage and the conditions thereunder written,