

part thereof or any part of the interest, or on failure of the mortgagor to keep and perform any of the covenants and conditions hereof, that if the mortgagee, its successors or assigns may enter and possess said premises and shall have, demand, collect, receive and receipt for the rents, income and profits of the same and apply the net residue thereof, after deducting all expenses, to the payment of said debts; and the entire rents, income and profits accruing from or issuing out of said premises, and until the indebtedness thereby secured shall be fully paid, are hereby assigned, transferred and delivered unto the mortgagee and its assigns, to be applied to said indebtedness after first deducting the expenses of the collection thereof, all of which shall be without any liability whatsoever on the part of the mortgagee or its successors or assigns, for lack of, or neglect in collecting the said rents, income and profits.

And it is also covenanted that upon default of the payment of any of the principal notes secured hereby, or upon default in the payment of interest, or upon default in the payment of any of the sums of money secured hereby, or any part thereof; or any failure of the mortgagor to keep and perform any of the covenants or conditions hereof; that then, and in any such event the whole amount of the indebtedness thereby secured, at that time unpaid, shall at the option of the lawful owner and holder of said notes and of his security, be and become, due and collectible at once, anything hereinbefore or in said notes contained to the contrary notwithstanding; such option to be exercised without notice.

All appraisements and homestead laws are hereby expressly waived.

In witness my hand and seal,
this 1st day of April, 1927.

Signed, Sealed and Delivered

in the presence of:

Annie E. Talley (Seal)

R. M. Caine

H. B. M. Lawan

State of South Carolina, }

County of

Personally appeared before me R. M. Caine and makes oath that he was present and saw Annie

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