

assigns forever. And Franklin Baptist Church of Greenville, S. C., does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said South Carolina Savings Bank of Greenville, S. C., its successors and assigns, from and against itself, and its successors 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 Three Thousand (\$3000.00) Dollars, in a company or companies satisfactory to the mortgagee, and to 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 expenses 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, the mortgagor hereby assigns the rents and profits of the above described premises to said mortgagee, or its successors or assigns, and agrees 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, costs or expenses, without liability to account for anything more of than the rents and profits actually collected.

Provided always, nevertheless, and it is the true intent and meaning of the parties to the present, that if the said mortgagor does 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 it is agreed by and between the said parties that said mortgagor is to hold and enjoy the said premises until default of payment shall be made.

In witness whereof, Franklin Baptist Church of Greenville, S. C., by virtue of the authority contained in a resolution passed at a regular meeting of its mem-