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In the event of the failure of the Mortgagor to Pay such taxes, levies or maintain such insurance, then the Mortgagee may as it sees fit and it is hereby authorized to pay such taxes, levies or assessments, and effect or renew such insurance, but nothing herein or contained shall be construed to require the Mortgagee to take any such action. Any sums so paid by the Mortgagee for such taxes, levies or assessments, or insurance, shall stand secured by this mortgage on the property hereby conveyed, and bear interest from the date of payment until repaid at the rate of eight per centum per annum.

And it is covenanted that if the said Mortgagor does not hold said premises by title in fee simple, or has not good right and lawful authority to sell, convey or encumber the same or if said premises are not free and clear of all liens and incumbrances whatsoever; or if any suits have been begun affecting the same or if any tax or assessment be made or levied upon the debt secured hereby or upon the Mortgagee, its successors or assigns for or on account of this loan, either by the State or County, or for any local purpose, the Mortgagee, or its successors or assigns, shall have the right to declare the entire indebtedness secured hereby at once due and payable and the Mortgagor or the person or persons claiming or holding under the Mortgagor shall at once pay the entire indebtedness secured hereby.

And, it is further covenanted and agreed that in case this mortgage or the indebtedness secured hereby be placed in the hands of an attorney for collection, or be collected by legal proceedings, or if it become necessary to establish it, or set it up in any legal proceedings, the further sum of ten per centum on the amount then secured hereby shall be paid by the Mortgagor, or the person or persons claiming through or under the Mortgagor, for Attorney's fees, all of which shall stand secured by this mortgage and may be recovered in any suit or action hereupon or hereunder.

And, it is further covenanted and agreed that upon default in the payment of any of the indebtedness secured hereby or any part thereof or any part of the interest thereon, or on failure of the Mortgagor to keep and perform any of the covenants and conditions hereof, then the Mortgagee, or 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 secured hereby 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 expense 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 laches, or neglect in collecting the said rents, income and profits.

And, it is also covenanted that upon default in 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 hereby secured, at that time unpaid, shall, at the option of the lawful owner and holder of said notes and of this 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.

Witness My hand and seal this 1st day of January, 1930
Signed, sealed and Delivered
In the presence of

Wm. R. Timmons

F. D. Rainey

Althea Fennell Pate (seal)

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

Personally appeared before me Wm. R. Timmons and makes oath that he was present and saw Althea Fennell Pate, seal and as her act and deed, deliver the within written deed that he with F. D. Rainey witnessed the execution thereof.

Sworn to before me this 21st)

day of January 1930)

Wm. R. Timmons.

F. D. Rainey
Notary Public.

Recorded this 22^d January 1930 at 4:05 P. M.