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It is further covenanted and agreed that, in case of foreclosure, the court in which said bill is filed may at once and without notice to the said parties of the first part or any party or parties claiming under said parties appoint a receiver for the benefit of the legal holder or holders of the indebtedness secured hereby, with power to collect the rents, issues and profits of the said premises during the pendency of such foreclosure suit and until the time to redeem the same from any sale that may be made under any decree foreclosing this trust deed shall have expired, and such rents, issues and profits are hereby assigned to the legal holder or holders of the indebtedness as further security for payment of same.

And in case of foreclosure of the Trust deed in any court of law or equity, a reasonable sum shall be allowed for the attorney's fees of the complainant in such proceeding, and also outlays for documentary evidence and the cost of a complete Abstract of Title to said premises, and for an examination of title for the purpose of such foreclosure; and in case of any other suit or legal proceeding wherein the said party or parties of the second part or the holder or holders of said note shall be made a party or parties thereto by reason of this deed, the reasonable fees and charges of the attorneys of the party or parties of the second part and of the holder or holders of said note so made parties for services in such suit or proceeding shall be a further lien and charge upon the premises under this deed; and all such attorneys' fees and other charges with interest at the rate of eight per centum per annum from date paid shall become so much additional indebtedness secured by this Trust Deed to be paid out of the Proceeds of the sale of said premises or from rents, as other costs, if not paid by party or parties of the first part. In any action or proceeding to foreclose this trust deed, or to recover or collect the debt secured hereby, the provisions of law respecting such action or proceeding and the recovering of costs, disbursements and allowances shall prevail unaffected by this covenant.

It is expressly agreed and understood that no transfer or conveyance of the premises herein described shall be valid or effective during the continuance and existence of this trust unless all the covenants heretofore mentioned have been fully complied with by the parties of the first part and all accrued interest and principal up to the date of such transfer have been duly paid or caused to be paid.

It is further expressly agreed and understood that the entire amount of the consideration heretofore expressed, which this trust Deed is hereby securing, is to be used and applied solely for the erection and construction of said dwelling on the premises as heretofore mentioned and is not to be used or applied for any other purpose whatsoever.

And for the consideration aforesaid, the said parties of the first part do hereby release, relinquish and waive all rights and benefits of homestead, if any, under and by virtue of the laws of the State of South Carolina, and do hereby further expressly waive all laws, if any, pertaining to valuation and appraisement; or any other law that is now or may hereafter be in force affecting the premises above described, and Ella C. Ball, wife of the said A. Loudon Ball (A. L. Ball), does hereby also release all rights of dower or interest, if any, in said property.

It is Further agreed by and between the parties hereto that the parties of the first part shall have the privilege to pay additional payments of not less than One Hundred (\$100.00) Dollars of the indebtedness secured by this trust Deed, together with accrued interest thereon, on any payment day.

When all the aforesaid covenants and agreements will have been fully performed, the said trustee shall re-convey the said premises to the party entitled to receive the same, or otherwise satisfy, discharge or release in the manner prescribed by law the lien of indebtedness created by this Trust deed or Mortgage.

In case of the Resignation, death, inability, removal or absence from said County or the Failure or refusal to act of the said party of the second part at any time when his action may be required by any person legally entitled thereto, then John M. Ogden, of Philadelphia, Pennsylvania, is hereby appointed and made successor in trust to the party of the second part under this trust Deed, and in case of his inability or refusal to act as aforesaid, then the Acting Register of Greenville County, South Carolina is hereby appointed and made second successor in trust to the said

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