

the agreements and covenants of this mortgage, the said mortgagee, or its successors or assigns, shall have the right to pay the same, or any part thereof, or to have or cause the said property to be insured in its name, and pay for the same, and all sums so paid by the said mortgagee shall stand secured by this mortgage and bear interest from the date of payment until repaid at the rate of seven per cent per annum; and the said mortgagee shall have the option to treat the entire indebtedness secured hereby as due and to foreclose this mortgage.

And if at any time the said obligations or any part thereof shall be past due and unpaid, the mortgagors and their Heirs, Executors, Administrators, Successors or Assigns agree that any Judge of the Circuit Court of said State, at chambers or otherwise, and upon ex parte proceedings, or otherwise, may appoint a receiver, with authority to take possession of the said premises and collect the rents and profits thereof, applying the net proceeds so collected (after paying costs of collection) upon said debts, interest, insurance, or other legal assessment, costs or expenses; without liability to account for anything more than the rents and the profits actually collected, less said costs.

Provided Always, Nevertheless, And it is the true intent and meaning of the parties to these Presents, that if the said mortgagors, shall well and truly pay, or cause to be paid, unto the said mortgagee, its certain attorney, successors or assigns, the said debt or sums of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said obligation and condition thereof, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise it shall remain in full force and virtue.

And it is further agreed, by and between the said parties, that the mortgagors, shall hold and enjoy the said premises until default of payment shall be made.

Witness our Hands and Seals this 28th day of May in the year of our Lord one thousand, nine hundred and thirty-six and in the one hundred and sixtieth year of the Independence of the United States of America.

Signed, Sealed & Delivered }
 in the Presence of }
 B. A. Bennett }
 E. C. Bailey, Jr. }
 State of South Carolina }
 Greenville County }

Larry M. Long (Seal)
 Ella May Long (Seal)

Personally appeared before me E. C. Bailey, Jr.