

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.
 TO HAVE AND TO HOLD, all and singular, the said Premises unto the said SOUTHEASTERN LIFE INSURANCE COMPANY, its successors and Assigns. And
 do hereby bind
 Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said SOUTHEASTERN LIFE
 INSURANCE COMPANY, its successors and assigns, from and against
 Heirs, Executors, Administrators and Assigns, and every person whomsoever
 lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to insure and keep insured the houses and buildings on said lot in a sum not less than _____ Dollars,
 in a company or companies, satisfactory to the mortgagee, from loss or damage by fire, and assign and deliver the policies of insurance to the said mortgagee, and that in the event
 the mortgagor shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage;
 or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due, or in case of the failure to
 maintain and keep of full effect the policy of life insurance in accordance with the terms of said policy, or in the case of failure to keep insured for the benefit of the mortgagee the
 houses and buildings on the premises against fire risk, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time
 required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings. And in case of institution of foreclosing
 proceedings, as herein provided, the policy of life insurance shall be surrendered and cancelled, and the surrender value (if any) shall be applied to the indebtedness.

And in case suit or other proceedings for foreclosure shall be instituted, the mortgagor agree to pay all costs and expenses, including an attorney's fee of _____
 per cent. for foreclosing the mortgage.

And in case proceedings for foreclosure shall be instituted, the mortgagor agree to and does hereby assign the rents and profits arising or to arise from the
 mortgaged premises as additional security for this loan, and agree that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises,
 with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interest, costs
 and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if
 the said mortgagor do 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, and any and all other sums which may become due and payable hereunder, the estate hereby granted 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 shall be entitled to hold and enjoy the said Premises until default shall be made as
 herein provided.

WITNESS _____ hand and seal, this _____ day of _____
 _____ in the year of our Lord one thousand nine hundred and _____
 _____ and in the hundred and _____
 year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of :
 _____ (L. S.)
 _____ (L. S.)
 _____ (L. S.)
 _____ (L. S.)

THE STATE OF SOUTH CAROLINA, } PROBATE
 Greenville County. }

PERSONALLY appeared before me _____ and made oath that he
 saw the within named _____
 sign, seal and as _____ act and deed, deliver the within written deed; and that _____ he with
 _____ witnessed the execution thereof.

SWORN to before me, this _____
 day of _____, 19____ }
 _____ (L. S.)
 Notary Public, S. C.

THE STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER.
 Greenville County. }

I, _____, do hereby certify unto all
 whom it may concern, that Mrs. _____
 the wife of the within named _____, did this day appear
 before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons
 whomsoever, renounce and forever relinquish unto the within named SOUTHEASTERN LIFE INSURANCE COMPANY, its successors and assigns, all her interest and
 estate, and also all her right and claim of Dower, in, or to all and singular the Premises within mentioned and released.

GIVEN under my hand and seal, this _____
 day of _____, A. D., 19____ }
 _____ (L. S.)
 Notary Public for S. C.