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premises covered hereby, or any part thereof, shall be damaged by fire or other hazard against which insurance is held as hereinbefore provided, the amounts paid by any insurance company pursuant to the contract of insurance shall, to the extent of the indebtedness then remaining unpaid, be paid to the Mortgagee, and, at its option, may be applied to the debt or released for the repairing or rebuilding of the premises.

7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. The Mortgagor waives the benefit of any appraisement laws of the State of South Carolina. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses (including continuation of abstract) incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand (s) and seal(s) this 25th day of May, 1936.

Signed, sealed, and delivered

M. F. Davis (SEAL)

in presence of:

T. Allen

Louise O'Donnell

State of South Carolina,

County of Anderson.

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Personally appeared before me Louise O'Donnell, and made oath that he saw the within named M. F. Davis, sign, seal and as his act and deed deliver the within deed, and that deponent, with T. Allen, witnessed the execution thereof.  
Sworn to and subscribed before me this 25th day of May, 1936.

Louise O'Donnell

T. Allen.

Notary Public for South Carolina.

State of South Carolina,

County of Anderson.

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Renunciation of Dower.

I, T. Allen, a Notary Public in and for South Carolina, do hereby certify unto all whom it may concern that Mrs. Estelle Davis, the wife of the within named M. F. Davis, 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, release, and forever relinquish unto the within named The Commercial Bank, a Corporation, its successors and assigns, all her interest and estate, and also all her right, title and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal,  
this 25th day of May, 1936.

Estelle Davis (SEAL)

T. Allen,

Notary Public for South Carolina.