

MORTGAGE OF REAL ESTATE

3726 PROVINCE-LANARK CO.-GREENVILLE

effect such insurance or to pay the premiums therefor, or to deliver such policies, premiums paid as aforesaid, then the said mortgagee may cause the same to be insured and reimburse itself for the premiums and expenses under this mortgage, with interest, which amount shall be a lien on the land herein described. If said policies contain a co-insurance clause the amount of the insurance required will be increased proportionately, and all insurance carried on the property must be assigned to the said mortgagee. In case of loss in payment by any insurance company, the amount of insurance money paid shall be applied either on the indebtedness secured hereby, or in rebuilding and restoring the damaged property as the said Mortgagee may elect.

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 failure to keep insured for the benefit of the Mortgagee the houses and buildings on the premises against fire or tornado risk, as herein provided, or in case of failure to pay within the time required by law any taxes or assessments to become due on said property; in any of said cases the Mortgagee shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

And in case proceedings for foreclosure shall be instituted, the Mortgagors agree to and do 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 we, the said Mortgagors, do and shall well and truly pay or cause to be paid unto the said Mortgagees 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 Mortgagors shall be entitled to hold and enjoy the said premises until default be made as herein provided.

WITNESS our hands and seals this 12th day of June, in the year of our Lord one thousand, nine hundred and thirty-seven and in the one hundred and sixty-first year of the Independence of the United States of America.

Signed, Sealed and Delivered

in the presence of:

Mary Seyle

Patrick C. Fant

H. K. Townes (LS)

H. J. Southern (LS)

As Trustees of Pendleton Street Baptist Church of Greenville, South Carolina.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Mary Seyle, and made oath that he saw the within named H. K. Townes and H. J. Southern, as Trustees of Pendleton Street Baptist Church of Greenville, South Carolina, sign, seal and as their act and deed deliver the within written deed, and that he, with Patrick C. Fant, witnessed the execution thereof.

SWORN TO before me this 12th day of

June, A. D. 1937.

Patrick C. Fant (LS)

Notary Public for South Carolina



Mary Seyle.

Recorded this the 12th day of June, 1937, at 12:17 P.M.

#7815