

MORTGAGE OF REAL ESTATE

37276 PROVIDENCE-JARRARD CO.-GREENVILLE

pay all taxes, assessments and insurance premiums upon all parts of the property described herein; that it will not create or permit to accrue, any debt, lien or charge which would be prior to, or on a parity with, the lien hereby created upon any part of the said property; and that it will comply with all statutes, ordinances, regulations and requirements imposed by any governmental authority upon or with respect to said property or any part thereof.

And it is further stipulated and agreed, that said Trustee shall be entitled to just compensation for any and all services performed and expenses incurred under this trust, which compensation shall constitute a part of the debt secured by this conveyance and be a lien on the property herein conveyed.

AND IT IS FURTHER STIPULATED AND AGREED; That any sums expended by the Party of the Third Part, or its assigns, for insurance of the property (if the property is insurable property), or for payment of taxes thereon, or to remove any prior liens or encumbrances, shall be added to and constitute a part of the debt hereby secured, and shall bear interest at the same rate.

AND IT IS FURTHER STIPULATED AND AGREED for the same consideration as additional security for the said indebtedness, the Party of the First Part hereby assigns to the Party of the Second Part the rents, profits and other income of the premises and hereby waives notice of any application by the Party of the Second Part or Party of the Third Part for the appointment of a Receiver upon default in any of the covenants herein contained.

AND IT IS FURTHER STIPULATED AND AGREED that the Trustee, the Party of the Second Part, will release from the lien of this Deed of Trust those properties hereinabove described under contract of sale, upon the payment to the owner and holder of the indebtedness hereby secured of the balance remaining due under said contracts of sale, as hereinabove referred to.

AND IT IS FURTHER STIPULATED AND AGREED THAT this Deed of Trust may be simultaneously executed in two or more counterparts, each of which so executed shall be deemed to be an original, and all such counterparts shall together constitute but one and the same instrument.

The Reconstruction Finance Corporation, so long as it is the holder of the evidence of the indebtedness secured hereby, shall have the right, in its discretion and without the giving of any notice, to remove at any time the trustee or trustees named herein, and it is hereby authorized and empowered to appoint a successor or successors in trust by written instrument executed by it, and such successor or successors in trust appointed hereunder shall become vested with identically the same title to said premises and the same rights and powers, subject to the same duties, as the trustees hereunder.

IN TESTIMONY WHEREOF, the said SOCARNAT BANK CORPORATION has caused this Instrument to be signed in its name by its President and by its Secretary, and its common seal to be affixed hereto as of the day and year first above written, all by order of its Board of Directors.

SOCARNAT BANK CORPORATION

BY: Julian Mitchell
President.

J. F. Girardeau
Secretary.

Signed, sealed & Delivered

In the Presence of:

M. C. Beaumont

Julian Mitchell, Jr.

State of South Carolina,
County of Charleston.

Personally appeared Julian Mitchell, Jr. and made oath that he saw the within named Julian Mitchell as President and J. F. Girardeau as Secretary of Socarnat Bank Corporation sign affix the Corporate seal, and attest the same, and as the act and deed of said Socarnat Bank Corporation deliver the within written Deed of Trust, and that he with M. C. Beaumont witnessed the execution thereof.

Sworn to before me this 23 day of November, A. D. 1937

Julian Mitchell, Jr.

(L. S.) Alice P. T. Hayne

Notary Public for S. C.

Recorded this the 24th day of November, 1937 at 4:30 P. M. #14135 BY: N. S.