

MORTGAGE OF REAL ESTATE—GREM 7a.

AND the said Mortgagor... further covenant... and agree... to keep the buildings on said premises constantly insured for the benefit of the Mortgagee, against loss by fire and tornado, in such manner and in such companies and for such amounts as may be satisfactory to the Mortgagee, until the debt hereby secured is fully paid. And will keep such policies constantly assigned or pledged to the Mortgagee and deliver renewals thereof to the said C. Douglas Wilson & Co.

at its Office in Greenville, S. C., one week in advance of the expiration of the same, marked "PAID" by the agent or company issuing the same. In the event the Mortgagor... his heirs, executors, administrators, successors or assigns, shall for any reason fail to keep the said premises so insured or fail to deliver the policies of insurance to the said Mortgagee, or fail to pay the premiums thereon, the Mortgagee, if it so elects, may have such insurance written and pay the premiums thereon, and any premiums so paid shall be secured by this mortgage and repaid by the Mortgagor... his heirs, executors, administrators, successors or assigns, within ten days after payment by the Mortgagee. In default thereof, the whole principal sum and interest and insurance premium with interest on such sum paid for such insurance from the date of payment may be and shall become due at the election of the said Mortgagee, its successors or assigns, anything herein to the contrary notwithstanding.

AND should the Mortgagee, by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum or sums of money for any damage by fire or tornado to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said Mortgagor... his successors, heirs or assigns, to enable such parties to repair said buildings or to erect new buildings in their place, or for any other purpose or object satisfactory to the Mortgagee, without affecting the lien of this mortgage for the full amount secured thereby before such damage by fire or tornado, or such payment over, took place.

AND it is further covenanted and agreed that the mailing of a written notice and demand by depositing it in any post-office, station, or letter-box, enclosed in a postpaid envelope addressed to the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage, or in default thereof, directed to said owner at said collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said Mortgagee, without notice to any party, become immediately due and payable.

AND it is further covenanted and agreed that the mailing of a written notice and demand by depositing it in any post-office, station, or letter-box, enclosed in a postpaid envelope addressed to the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage, or in default thereof, directed to said owner at said collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said Mortgagee, without notice to any party, become immediately due and payable.

AND it is further covenanted and agreed that the mailing of a written notice and demand by depositing it in any post-office, station, or letter-box, enclosed in a postpaid envelope addressed to the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage, or in default thereof, directed to said owner at said collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said Mortgagee, without notice to any party, become immediately due and payable.

AND it is further covenanted and agreed that the mailing of a written notice and demand by depositing it in any post-office, station, or letter-box, enclosed in a postpaid envelope addressed to the owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage, or in default thereof, directed to said owner at said collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said Mortgagee, without notice to any party, become immediately due and payable.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of May in the year of our Lord one thousand nine hundred and 38, and in the one hundred and sixty-second year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of J. LaRue Hinson, B. H. Barton (LS), Jack W. Barnett (LS)

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, RENUNCIATION OF DOWER

I, J. LaRue Hinson, Notary Public for State of South Carolina do hereby certify unto all whom it may concern, that Mrs. Emmie T. Barton

the wife of the within named B. H. Barton

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 C. Douglas Wilson & Co.

its successors and assigns, all her interest and estate, and also all her Right and Claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this 5th day of May, A.D. 1938, Emmie T. Barton, J. LaRue Hinson (L. S.) Notary Public for South Carolina.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, ss.:

Personally appeared before me Jack W. Barnett and made oath that he saw the above named B. H. Barton

sign, seal and as his act and deed deliver the above written mortgage for the uses and purposes therein mentioned, and that he with J. LaRue Hinson witnessed the due execution thereof.

SWORN to before me this 5th day of May, A.D. 1938, Jack W. Barnett, J. LaRue Hinson (L. S.) Notary Public for South Carolina.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, ss.:

Personally appeared before me and made oath that he saw as sign, affix the corporate seal of the above named and as the act and deed of said corporation deliver the above written mortgage, and that he with witnessed the execution thereof.

SUBSCRIBED and sworn to before me this day of A.D. 1938, Notary Public for South Carolina. (L. S.)

Recorded May 5th 1938 at 4:30 o'clock P. M.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, ASSIGNMENT

FOR VALUE RECEIVED C. Douglas Wilson & Co. hereby assigns, transfers and sets over Metropolitan Life Insurance Company the within mortgage and the note which the same secures without recourse.

DATED this 5th day of May, 1938, In the Presence of: C. Douglas Wilson & Co. (L. S.)

S. R. Wiggin, J. LaRue Hinson, C. Douglas Wilson, Pres. Treasurer.

Assignment Recorded May 5th 1938 at 4:30 o'clock P. M. N.S.