

3. It is also covenanted and agreed, that the said mortgagor, her agents and tenants, shall keep the said premises in as good order and condition as they now are, and not commit waste or cut down the timber thereon, to such an extent as to impair the value of the same as a security for the said loan or debt herein, and that the said mortgagee or the holder hereof, shall be the judge as to the same as to whether it impairs the said security.

4. And it is also covenanted and agreed that in case of default in payment under any of the conditions of the said notes or failure to pay the taxes or any taxes hereinbefore specified, or to insure the house or buildings as specified hereinbefore, or to do and perform any of the other covenants and agreements of this mortgage for the space of TEN consecutive days, the whole amount of the principal shall thereupon immediately become due and payable to the said mortgagee or the holder hereof.

5. It is also covenanted and agreed, that in case any action or proceeding of any kind to foreclose this mortgage is commenced or instituted by said mortgagee, its successors or assigns, a receiver may be appointed pending such proceedings with the usual powers in such case, to take charge of the rents and profits, crop or crops of any kind, of said mortgaged premises above described, to which end the same are hereby specifically pledged to said mortgagee as part of its security. The proceeds thereof after payment of all costs and expenses incurred in obtaining said receiver shall be applied to the payment of the said above mentioned debt.

6. It is also covenanted and agreed, that in case that the said debt, or any part thereof, is established by any action for foreclosure or of debt on the said notes that the said mortgagee in addition to the said debt, shall also recover of the said mortgagor all attorneys' fees incurred, not to exceed ten per cent, of the amount of this debt and interest, or in case that the said notes and mortgage shall be placed with an attorney for collection, all attorneys' fees shall be due and collectable as a part of this debt and stand secured by this mortgage.

7. It is also covenanted and agreed, that the said mortgagor shall hold and enjoy the possession of the said premises until default of payment as herein provided or a breach of some of the covenants and agreements herein shall be made.

WITNESS my hand and seal this the 14th day of June, A. D., 1944.

Signed, sealed and delivered

in the presence of:

Jennie G. Engels

Mrs. Callie Barrow (L.S.)

A. L. Murray

THE STATE OF SOUTH CAROLINA,)
COUNTY OF GREENWOOD.)

PERSONALLY appeared before me A. L. Murray and made oath that he was present and saw the within named Mrs. Callie Barrow sign, seal and as her act and deed, deliver the within written deed, and that he with Jennie G. Engels witnessed the execution thereof.

SWORN to before me this the 14th
day of June, A. D., 1944.

Jennie G. Engels (L.S.)

A. L. Murray

Notary Public for South Carolina

Recorded June 16th, 1944, at 10:00 A.M. #6398 BY:N.S.