

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and easements that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, I hereby assign the rents and profits of the above described premises to the said mortgagee or his Heirs, Executors, Administrators or Assigns and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, cost or expense; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties of these Presents, that if I the said mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of said note, then this deed of bargain and sale 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 mortgagor is to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my hand and seal, this 16th day of March,

in the year of our Lord one thousand, nine hundred and forty-six,

in the one hundred and seventieth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of:)

Martha P. Key

J. L. Sherard)

Nancy A. Alley)

THE STATE OF SOUTH CAROLINA)
ANDERSON COUNTY)

PROBATE

PERSONALLY appeared before me Nancy A. Alley and made oath that she saw the within named Mrs. Martha P. Key sign, seal and as her act and deed deliver the within written deed, and that she with J. L. Sherard witnessed the execution thereof.

Sworn to before me this 16th day of March A. D., 1946.

Nancy A. Alley

J. L. Sherard (L.S.)

Notary Public for South Carolina.

Recorded March 18th 1946 - - - at 12:45 o'clock - - - P.M. By:EC.