

before they become delinquent , and upon the Mortgagor's failure to so pay the said taxes, charges, public rates or assessments, the Mortgagee shall have the right to pay same(and any sums so paid shall stand secured by this mortgage and bear interest from the date of payment until repaid at the rate of four (4%) per cent per annum), and reimburse itself for the same under the mortgage: and the Mortgagee may likewise, in case of such default, declare the entire debt due and payable.

And in case of default in the payment of said debt or interest thereon, and likewise in case of default in any of the agreements hereinabove set forth, the Mortgagors hereby assign the rents and profits of the above described premises to the Mortgagee, and agrees that any Judge of the Circuit Court of said State may at Chambers , or btherwise , appoint a receiver with authority to take possession of said premises and collect the rents and profits, and after paying costs of collection, apply the proceeds to the payment of said debt, interest, costs and expenses, without liability, however, to account for anything more than the rents and profits actually collected.

And it is further agreed and covenanted between the said parties that in case the debt secured by this mortgage or any part thereof is collected by suit or action or this mortgage be foreclosed, or put into the hands of an attorney for collection, suit, action or foreclosure, the said Mortgagors , their heirs, executors, administrators or assigns, shall be chargeable with all costs of collection, including ten(10) per cent. of the principal and interest on the amount involved as attorney's fees , which shall be due and payable at once, which charges and fees, together with all costs and expenses, are hereby secured and may be recovered in any suit or action hereupon or hereunder.

This Mortgage secures a loan guarantee under Section 505 of the Servicemen's Readjustment Act of 1944 as amended.

It is agreed between the parties hereto that if the Mortgagor does not maintain the premises in reasonable repair the mortgagee may do so and may add to the indebtedness any reasonable expense necessary and proper for the maintenance or repair of the security.

WITNESS our hands and seals this 21st day of April in the year of our Lord one thousand nine hundred and forty-seven and in the one hundred and seventy-first year of the Sovereignty of the United States of America.

Signed, sealed and delivered
in the presence of

Margaret McCreary

Patrick C. Fant

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Ross W. Griffin

Helen Bass Griffin

PERSONALLY appeared before me Margaret McCreary and made oath that she saw the within named Ross W. Griffin and Helen Bass Griffin sign, seal and as their act and deed, deliver the within written Deed; and that she with Patrick C. Fant witnessed the execution thereof.

SWORN to before me this 21st
day of April A.D. 1947

Margaret McCreary

Patrick C. Fant
Notary Public for South Carolina,

