

TITLE TO REAL ESTATE

debt hereby secured be paid, the said Mortgagor, his Heirs, Executors, Administrators, Successors or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case he or they fail to do so, the said CAROLINA LIFE INSURANCE COMPANY, its Successors or Assigns, may pay said taxes with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same, together with interest on the amount so paid, at the rate of four (4%) per cent. per annum, from the date of such payment, under this Mortgage.

PROVIDED ALWAYS NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that if I the said Ed B. Smith do and shall well and truly pay, or cause to be paid, unto the said CAROLINA LIFE INSURANCE COMPANY, the said debt or sum of money aforesaid, with the interest thereon, if any shall be due, according to the true intent and meaning of the said note and conditions thereof and all sums of money provided to be paid the the Mortgagor, his Heirs, Executors, Administrators, Successors or Assigns together with the interest thereon, if any shall be due, under the covenants of this Mortgage, then this Deed of Bargain and sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that the Mortgagor is to hold and enjoy the said premises until default of payment shall be made.

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, or in the event of the foreclosure of any mortgage, prior or subsequent to this mortgage, in which proceeding this mortgagee is made a party, or in the event of the bankruptcy of the mortgagor, or in assignment by the mortgagor for the benefit of creditors, the said Mortgagor, his 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; with charges and fees together with all costs and expenses are hereby secured, and may be recovered in any suit or action hereupon or hereunder.

WITNESS my Hand and Seal, this 20th, day of August in the year of our Lord one thousand and nine hundred and forty-seven and in the one hundred and seventy-second year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered

in the Presence of

Ena W. King

J. L. Love

Ed B. Smith (L.S.)

(L.S.)

THE STATE OF SOUTH CAROLINA

County of Greenville

PERSONALLY appeared before me Ena W. King

and made oath that she saw the within-named Ed B. Smith

Sign, seal and as his

act and deed, deliver the within-written Mortgage, and that she with J. L. Love

witnessed the execution thereof.

SWORN to before me, this 20th

day of August A. D. 1947.

J. L. Love (L.S.)

Notary Public for South Carolina.

Ena W. King