

for taxes, assessments, or the like, the Mortgagee may pay the same out of the interest at the rate of four and one-half per centum (4 1/2%) per annum...

5. That he will keep the premises in as good order and condition as when he received same and will not commit or permit any waste thereof, reasonable wear and tear excepted.

6. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies, including war damage, in such amounts and for such policies as may be required by the Mortgagee and will pay promptly, when due, any premiums on such insurance...

7. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to the provisions of this mortgage the Mortgagee shall have the right to have a receiver appointed to receive the rents, issues, and profits...

8. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act...

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage...

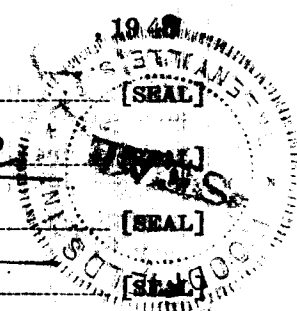
The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto.

WITNESS its hand(s) and seal(s) this 21st day of May

Signed, sealed, and delivered in presence of: WOODFIELDS, INC.

Handwritten signatures of Marjorie Waugh and Wesley M. Walker.

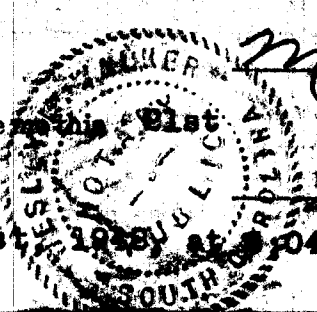
By B.R. O'Neall, President and [Signature], Secretary



STATE OF SOUTH CAROLINA } ss: COUNTY OF GREENVILLE

Personally appeared before me Marjorie Waugh and made oath that he saw the within-named Woodfields, Inc. by B.R. O'Neall, President and Wesley M. Walker, Secretary act and deed deliver the within deed, and that deponent, with Wesley M. Walker witnessed the execution thereof.

Sworn to and subscribed before me this 21st day of May, 1948



Handwritten signature of Marjorie Waugh and Wesley M. Walker.

Recorded May 21st 1948 at 4:04 P.M. #11139