

for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the rate of four and one-half per centum (4½%) per annum from the date of such advance and shall be secured by this mortgage.

5. That he will keep the premises in as good order and condition as they are now 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 periods as may be required by the Mortgagee and will pay promptly, when due, any premiums on such insurance provision for payment of which has not been made hereinbefore. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagee, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagee and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagee in and to any insurance policies then in force shall pass to the purchaser or grantee.

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 this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

8. The Mortgagee further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within 2 months from the date hereof (written statement of any officer or employee of the Federal Housing Administration dated subsequent to the 2 months time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility) the Mortgagee or the holder of the note may, at its option, declare all sums advanced hereby immediately due and payable.

The Mortgagee agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within 2 months from the date hereof (written statement of any officer or employee of the Federal Housing Administration dated subsequent to the 2 months time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility) the Mortgagee or the holder of the note may, at its option, declare all sums advanced hereby immediately due and payable. The Mortgagee waives the benefit of the provisions of the State of South Carolina. Should any legal proceedings be instituted by the Mortgagee or the holder of the note, or should the Mortgagee become a party to any suit involving the premises hereby mortgaged, or should the debt secured hereby or any part thereof be demanded of an attorney at law for collection by suit or otherwise, all costs and expenses (including the cost of abstract) incurred by the Mortgagee, and a reasonable attorney's fee, shall become due and payable immediately or on demand, at the option of the Mortgagee, out of the debt secured hereby, and may be recovered and collected hereafter.

The covenants herein contained shall bind the heirs and assignees shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the male the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand(s) and seal(s) this 24th day of May, 1948.
Signed, sealed, and delivered in presence of: Harold C. Lehigh [SEAL]
Blayck Leary [SEAL]
Ben Thornton [SEAL]

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me and made oath that he saw the within sign, seal, and as his with Ben C. Thornton

Sworn to and subscribed before me

APR 30 1948

