

And the said mortgagor(s) agree(s) to insure and keep insured the Premises with fire and theft insurance satisfactory to the mortgagee(s) from loss or damage by fire, theft, explosion, riot, strike, sabotage, or any other cause, and to cause the policies of insurance to be assigned to the said mortgagee(s) and that in the event of any such loss or damage the mortgagee(s) may cause the same to be insured and reimburse itself for the amount of such loss or damage and the mortgagee(s) at its election may on such failure declare the debt due and payable.

AND should the Mortgagee(s), by reason of any such insurance, receive any proceeds or sums of money for any damage by fire or other casualty to the said building or building thereon, the same shall be applied by it toward payment of the amount hereby secured; or the same may be paid over to the

Mortgagor(s), its successors, heirs or assigns, to enable such parties to make improvements on the Premises, or in their place, or for any other purpose or object satisfactory to the Mortgagee(s), without liability on the part of the Mortgagee(s) for the full amount secured thereby before such damage by fire or other casualty, or such proceeds, are received.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest thereon, or if the same becomes due, or in the case of failure to keep insured for the benefit of the mortgagee(s) the house and building on the Premises against fire and other casualty, as herein provided, or in case of failure to pay any taxes or assessments on said property within the time required by law; in either of said cases the mortgagee(s) shall be entitled to require the mortgagor(s) to pay the debt due and to institute foreclosure proceedings.

And it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law of the State of South Carolina deducting from the value of land, for the purpose of taxing any lien thereon, or operating in any way the laws now in force for the taxation of mortgages or debts secured by mortgages for State or local purposes, or in any manner of the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said Mortgagee(s), without notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the mortgagor(s) agree(s) to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agree(s) that any judge of probate may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED, ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if

the said mortgagor(s), do and shall well and truly pay or cause to be paid unto the said mortgagee(s) the debt or sum of money aforesaid with interest thereon, if any be due according to the true intent and meaning of the said note, and any and all other sums which may become due and payable hereunder, the estate hereby granted 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(s) shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

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. Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders, and the term "Mortgagee", shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officers and its corporate seal to be hereunto affixed this 17th day of September, A. D., 1948.

Signed, sealed and delivered in the Presence of:
Margaret DeCreary
Patricia C. Dent

SHIVES-HUGHES REALTY CO. (L.S.)
By *Arthur C. Shives* (L.S.)
President
And *W. H. Hughes* (L.S.)
Secretary (L.S.)

The State of South Carolina,
County

SEE BACK FOR PROBATE

PERSONALLY appeared before me and made oath that he saw the within named sign, seal and as act and deed deliver the within written deed, and that he with witnessed the execution thereof.

Sworn to before me, this day of 19 of (L. S.)
Notary Public for South Carolina

The State of South Carolina,
County

RENUNCIATION OF DOWER

I, , do hereby certify unto all whom it may concern that Mrs. the wife of the within named did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named , heirs, successors and assigns, all her interest and estate and also all her right and claim of Dower, in, or to all and singular the Premises within mentioned and released.

Given under my hand and seal, this day of A. D. 19 of (L. S.)
Notary Public for South Carolina

Recorded September 17th, 1948 at 12:22 P. M. #20521