

And should the Mortgagee, by reason of any such insurance against loss or damage to the said building or buildings, such amount or sum of money for any damage to the said building or buildings, such amount or sum of money be applied by it toward payment of the amount hereby secured; or the same may be applied in whole or in part, to the said Mortgagor, his successors, heirs or assigns, to enable such parties to repair, rebuild or to erect new buildings in their place, or for any other purpose or purposes, the Mortgagee, without affecting the lien of this mortgage for the full amount secured hereby, may apply such amount or such payment over, took place.

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

And it is further covenanted and agreed that the mailing of a written notice and demand, by depositing it in any post-office, station, or letter-box enclosed in a postpaid envelope addressed to the record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage, or in default thereof, directed to said owner at said mortgaged premises, shall be sufficient notice and demand in any case arising under this instrument, and required by the provisions thereof, or the requirements of the law.

And it is further covenanted and agreed by said parties that in default of the payment by said Mortgagor of all or any taxes, charges and assessments which may be imposed by law upon the said mortgaged premises or any part thereof, it shall and may be lawful for the said Mortgagee, its successors, legal representatives and assigns, to pay the amount of any such tax, charge or assessment, together with interest thereon, and the same shall be secured by the said bond and by these presents; and the whole amount so paid, together with interest thereon, not then due, shall thereupon, if the said Mortgagee so elects, become due and payable to the Mortgagee, and the said Mortgagor does further covenant and agree that he will execute or procure the execution of a deed of assurance of the title to said premises and will forever warrant said title.

And the said Mortgagor further covenants and agrees, should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any default in the performance of any of the herein contained, to pay all costs of collection and litigation, together with a reasonable attorney's fee, and the same shall be a lien on the said premises and be secured by this mortgage, and payment thereon shall be made in the same manner as the principal obligation.

Whenever the singular or plural number, or masculine, feminine, or neuter gender, is used herein, it shall equally include the other, and every mention herein of "Mortgagor" or "Mortgagee" shall include his heirs, executors, administrators, successors, and assigns of the party or parties so designated.

The Mortgagor agrees that there shall be added to each monthly payment required hereunder or under the evidence of debt secured hereby an amount estimated by the mortgagee to be sufficient to enable the mortgagee to pay, as they become due, all taxes, assessments, hazard insurance, and similar charges upon the premises subject hereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the mortgagor with the mortgagee, and the same shall be paid by the mortgagee. Any default under this paragraph shall be deemed a default in payment of taxes, assessments, hazard insurance or similar charges required hereunder.

In Witness Whereof, the Mortgagor has hereunto set his hand and seal this 8th day of October, in the year of our Lord one thousand nine hundred and Forty-Eight, and in the one hundred and Seventy-Third year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of  
Eva W. King  
Ben C. Thornton

James Jefferson George, Jr.  
(LS)

RENUNCIATION OF DOWER

State of SOUTH CAROLINA  
County of GREENVILLE

I, Ben C. Thornton  
do hereby certify unto all whom it may concern, that Mrs. Aletha C. George

the wife of the within named James Jefferson George, Jr.  
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 C. Douglas Wilson & Co., its successors and assigns, all her interest and estate, and also all her Right and Claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal,  
this 8th day of October, A. D. 1948  
Ben C. Thornton (L. S.)  
Notary Public for South Carolina.

Aletha C. George