

7. He will keep the premises in as good order and condition as they are now in, and will not commit or permit any waste thereof.

8. He will continuously maintain fire and such other hazard insurances as the Mortgagee may require... improvements now or hereafter on said premises, but shall not be required to expend...

9. He hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any date 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...

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. If the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, then this mortgage shall be null and void...

If the indebtedness secured hereby be guaranteed or insured under the Servicemen's Readjustment Act, as amended, such Act and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of the parties hereto...

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...

WITNESS my hand(s) and seal(s) this 3rd day of November, 1948.

Signed, sealed, and delivered in presence of: George W. Clapp, Jr. [SEAL] Margaret McCreary [SEAL] Patrick C. Fant [SEAL]

STATE OF SOUTH CAROLINA, } ss: COUNTY OF GREENVILLE

Personally appeared before me Margaret McCreary and made oath that he saw the within-named George W. Clapp, Jr. sign, seal, and as his act and deed delivered the within deed, and that deponent with Patrick C. Fant witnessed the execution thereof.

Sworn to and subscribed before me this 3rd day of November Margaret McCreary Patrick C. Fant Notary Public for South Carolina

