

AND we do hereby agree that if any of the property on or before the first day of January of each calendar year... the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns, all the rents and profits accruing from the said premises...

And the Mortgagor (do) hereby agree, upon demand of the Mortgagee, on or before the 5th day of each succeeding month, together with and in addition to the monthly payments of principal and interest above stated, a sum equal to one-twelfth (1/12th) of the said annual cost of fire and theft insurance premiums, as estimated by the Mortgagee.

And it is further agreed that as a part of the consideration for the loan herein secured, the Mortgagor shall keep the premises herein described in good repair, and should its successors and assigns, may enter upon said premises at any time, and make whatever repairs are necessary, and charge the expense of such repairs to the mortgage debt and collect the same under this mortgage, with interest thereon.

And as additional and further security to the debt herein secured, the said Mortgagor (do) hereby assign, set over and transfer unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns, all the rents and profits accruing from the said premises, retaining, however, the right to the retention of the said property and/or rents and profits thereof and therefrom so long as the payments herein set out are not more than sixty (60) days in arrears...

PROVIDED, ALWAYS, nevertheless, and on this express condition that if the said Mortgagor, our Heirs, or Legal Representatives, shall on or before the fifth day of each and every month from and after the date of these presents, pay or cause to be paid to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors or assigns, the monthly installments and other items as herein set out...

And it is further stipulated that the said Mortgagor to hold and enjoy the said premises until default of payments shall be made, but upon default in the payments or other covenants herein stipulated for a period of sixty (60) days, then and in such event the said Association may, at its option, declare the whole amount hereunder at once due and payable, together with all costs and expenses including a reasonable attorney's fee, and the right to foreclose this mortgage and sale therein for satisfaction thereof.

IN WITNESS WHEREOF, we have hereunto set our hand and seals, the 2nd day of November, in the year of our Lord, One Thousand Nine Hundred and forty-eight and in the One Hundred and seventy-third year of American Independence.

Signed, Sealed and Delivered in the presence of:

H. B. McGarity
N. B. McGarity

Robert E. Foster (L.S.)
Gladys H. Foster (L.S.)

State of South Carolina
COUNTY OF GREENVILLE

PERSONALLY appeared H. B. McGarity and made oath that he saw the within named Roberty E. Foster and Gladys H. Foster sign, seal and as their act and deed, deliver the within written Deed; and that deponent, together with N. B. McGarity witnessed the execution thereof.

SWORN To before me this the 2nd day of November 19 48
H. B. McGarity (L.S.)
Notary Public for South Carolina

N. B. McGarity

State of South Carolina
COUNTY OF GREENVILLE

I, N. B. McGarity a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Gladys H. Foster the wife of the within named Roberty E. Foster 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 CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., 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 2nd day of November 19 48
H. B. McGarity (L.S.)
Notary Public for South Carolina

Gladys H. Foster

Recorded November 6th, 1948, at 10:00 A.M. #24513