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setgager fails to make any payments provided for in this section or any other payments or the like, the Mortgagee may pay the same, and all sums so paid shall bear inter-* forth, in the note secured hereby from the date of such advance and shall be secured by

- The will keep the premises in as good order and condition as they are now and will not commit waste thereof, reasonable wear and tear excepted.
- The will keep the improvements now existing or hereafter erected on the mortgaged propas may be required from time to time by the Mortgagee against loss by fire and other ics and contingencies in such amounts and for such periods as may be required by the fortgages and will not promptly, when due, any premiums on such insurance provision for payment of The has not been made hereinbefore. All insurance shall be carried in companies approved by the and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto payable plauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give insmediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgager, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurtee proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of greelecure 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 Mortgagor in and to any insurance polities than is 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 default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the whall have the right to have a receiver appointed of the rents, issues, and profits, who, after deduction all charges and expenses attending such proceedings and the execution of his trust as receiver, while apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.
- 8. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within sixty days from the date hereof (written statement of any officer of the Federal Housing Administration or authorized agent of the Federal Housing Commissioner dated subsequent to the fixed 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 secured hereby immediately due and payable.

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. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the in full force and virtue. If there is a default in any of the terms, conditions, or covenants of this morttgor to the Mertgagee shall become immediately due and payable and this mortgage may be fore-The Mortgagor waives the benefit of any appraisement laws of the State of South Carolina. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a perty to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses (including continuation of abstract) incurred by the Mortreasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

The comments herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, elecutors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be appli-

Carried an entr Marraner se		
Wirrens Our hand(s) and seal(s) the	- / · · · · · · · · · · · · · · · · · ·	49
Signed, sealed, and delivered in presence of:	Ja. Wewey (Watson : [5	SEAL
A Dayson orthing	main watter [s	EAL
Eller M. Lockshy	[s	SEAL
er Stephan var er	[s	SEAL
STATE OF SOUTH CAROLINA SE.		
Personally appeared before me	Ellen M. Lockaby	

Personally appeared before me and made oath that he saw the within-named

J. Dewey Watson and Mae N. Watson their H. J. Haynsworth,

act and deed deliver the within deed, and that deponent, witnessed the execution there

Sworn to and subscribed before me this

sign, seel, and as

Bright Co

with:

nor Notary Public for South