

And the said mortgagor... agreed to insure and keep insured the houses and buildings on said lot in a sum of Two Thousand Five Hundred and No/100 Dollars in a company or companies satisfactory to the mortgagee from loss or damage by fire, with extended coverage thereon and the sum of

\_\_\_\_\_ Dollars from loss or damage by tornado, or such other casualties or contingencies, as may be required by the mortgagee and assign and deliver the policies of insurance to the said mortgagee, and that in the event the mortgagor shall at any time fail to do so, then the mortgagee may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institute foreclosure proceedings.

AND should the mortgagee, by reason of any such insurance against loss or damage by fire or tornado, or by other casualties or contingencies, as aforesaid, receive any sum or sums of money for any damage by fire or tornado, or by other casualties or contingencies, to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said mortgagor her successors, heirs or assigns, to enable such parties to repair said buildings or to erect new buildings in their place, or for any other purpose or object satisfactory to the mortgagee, without affecting the lien of this mortgage for the full amount secured thereby before such damage by fire or tornado, or by other casualties or contingencies, or such payment over, took place.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due, or in the case of failure to keep insured for the benefit of the mortgagee the houses and buildings on the premises against fire and tornado risk, and other casualties or contingencies, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire 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 changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxes, so as to affect this mortgage, the whole of the principal secured by this mortgage, together with the interest due thereon, shall, at the option of the said mortgagee, with-  
out notice to any party, become immediately due and payable.

It is further covenanted and agreed that the mortgagor shall be instituted, the mortgagor... agrees to and does hereby assign to the mortgagee the right of the mortgagor to any and all rents and profits from the mortgaged premises as additional security for this loan, and the mortgagee may, at chambers or otherwise, appoint a receiver of the mortgaged premises, to collect the rents and profits and apply the net proceeds of such premises of recordable upon said debt, interests, costs and expenses, without liability to account for the same except the rents and profits actually received.

UNLESS ALWAYS, notwithstanding, and it is the true intent and meaning of the parties to these Presents, that the said mortgagor... do and shall well and truly pay or cause to be paid to the mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due according to the tenor 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 the contrary of the tenor and effect hereof.

AND IT IS AGREED by and between the said parties that said mortgagor... shall be entitled to hold and enjoy the said premises until default shall be made as herein provided.

Witness my hand and seal this 26th day of May

in the year of our Lord one thousand, nine hundred and Forty-nine and in the Seventy-third year of the Independence of the United States of America.

Signed, sealed and delivered in the Presence of:  
Margaret McCreary  
Patrick C. Fant

Kitty Mann Truesdale (S.)  
Nee Kitty Fairey Mann  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(L. S.)  
(L. S.)  
(L. S.)

State of South Carolina,  
Granville County

PROBATE

PERSONALLY appeared before me Margaret McCreary and made oath that She is the within named Kitty Mann Truesdale (Nee Kitty Fairey Mann) and that she and her Patrick C. Fant act and deed deliver the within written deed, and that She with Patrick C. Fant witnessed the execution thereof.

Witness my hand and seal, this 26th day of May, A. D. 1949  
Patrick C. Fant (L. S.)  
Notary Public for South Carolina

Margaret McCreary  
\_\_\_\_\_  
\_\_\_\_\_  
(L. S.)

State of South Carolina,  
\_\_\_\_\_ County

RENUNCIATION OF DOWER  
MORTGAGOR WOMAN

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 LIBERTY LIFE INSURANCE COMPANY, its 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\_\_\_\_\_  
\_\_\_\_\_  
(L. S.)  
Notary Public for South Carolina

Recorded May 26th, 1949, at 11:29 A.M. #12560