

...line of Tract No. 1, N. 37-00 W. 337.5 feet to a stake
 ...road; thence still along the line of Tract No. 1, and
 ...of said road, S. 56-45 W. 140 feet to an iron pin near
 ...of said road; thence still along the line of Tract No. 1,
 ...feet to the beginning corner, including the plumbing,
 ...and heating fixtures now located on said premises, or to be
 ...thereon, which are hereby expressly agreed to be a part of the
 ...subject to the right of the owner of Tract No. 1 to use the
 ...the well located on the above described premises or to be dug
 ...including the right to use the well now located on Tract
 ...which may later be dug thereon.

The above described property is one-half of the tract of land convey-
 ed to C. Porter and Oliver Smith by J. T. Herbert, et al. by deed
 dated February 21, 1947, and recorded in the R. M. C. office for Green-
 ville County in Vol. 307, page 430.*

I have agreed to take out a life insurance policy insuring the payment of the
 above mortgage in case of my death, and I do hereby authorize the First Federal
 Savings and Loan Association of Greenville to advance any premiums upon said
 policy which I fail to make, and to charge the same to my mortgage account to be
 paid by me in addition to the regular payments set out herein.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the
 said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said FIRST
 FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, its successors and assigns for-
 ever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and
 forever defend all and singular the said Premises unto the said FIRST FEDERAL SAVINGS AND LOAN
 ASSOCIATION, OF GREENVILLE, its successors and assigns, from and against me and my
 Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to
 claim the same or any part thereof.

And I do hereby agree to insure the house and buildings on said lot in a sum not less than
 One Thousand, Five Hundred and No/100 - (\$ 1,500.00) Dollars fire insurance and
 not less than Fifteen Hundred & No/100 - (\$ 1,500.00) Dollars tornado insurance,
 in a company or companies acceptable to the mortgagee, and to keep same insured from loss or damage
 by fire or windstorm, and do hereby assign said policy or policies of insurance to the said mortgagee,
 its successors and assigns; and in the event I should at any time fail to insure said premises, or
 pay the premiums thereon, then the said mortgagee, its successors and assigns, may cause the buildings
 to be insured in my name, and reimburse itself for the premiums and expense of such insurance un-
 der this mortgage, with interest.

And I do hereby agree to pay all taxes and other public assessments against this property on
 or before the first day of January of each calendar year, and to exhibit the tax receipts at the offices of
 the FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, immediately upon
 payment, until all amounts due under this mortgage have been paid in full, and should I fail to pay
 said taxes and other governmental assessments, the mortgagee may, at its option, pay same and charge
 the amounts so paid to the mortgage debt, and collect same under this mortgage, with interest, in twelve
 equal monthly instalments in addition to regular monthly payments.

And it is hereby agreed as a part of the consideration for the loan herein secured, that the mort-
 gagor shall keep the premises herein described in good repair, and should I fail to do so, the
 mortgagee, its successors or assigns, may enter upon said premises, make whatever repairs are neces-
 sary, and charge the expenses for such repairs to the mortgage debt and collect same under this mort-
 gage, with interest, in twelve equal monthly instalments in addition to regular monthly payments.

And it is further agreed that I shall not further encumber the premises hereinabove described,
 nor alienate said premises by way of mortgage or deed of conveyance without consent of the said Asso-
 ciation, and should I do so said Association may, at its option, declare the debt due hereunder at
 once due and payable, and may institute any proceedings necessary to collect said debt.

And I do hereby assign, set over and transfer unto the said FIRST FEDERAL SAVINGS AND
 LOAN ASSOCIATION, OF GREENVILLE, its successors and assigns, all the rents and profits accruing
 from the premises hereinabove described, retaining however, the right to collect said rents so long as
 the payments herein set out are not more than thirty days in arrears, but if at any time any part of said
 debt, interest, fire insurance premiums or taxes shall be past due and unpaid, said mortgagee may (pro-
 vided the premises herein described are occupied by a tenant or tenants), without further proceedings,
 take over the property herein described, and collect said rents and profits and apply same to the pay-
 ment of taxes, fire insurance, interest, and principal, without liability to account for anything more than
 the rents and profits actually collected, less the costs of collection; and should said premises be occupied
 by the mortgagor herein, and the payments hereinabove set out become past due and unpaid, then

I do hereby agree that said mortgagee, its successors and assigns, may apply to any Judge of the
 Circuit Court of said State, at Chambers or otherwise, for the appointment of a Receiver, with authority
 to take charge of the mortgaged premises, designate a reasonable rental, and collect same and apply