TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, his heirs, successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrance whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

- 1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.
- 2. That he will keep the premises in as good order and condition as they are now and will not commute a period any wester thereof, reasonable wear and tear accepted.
- 3. That he will keep the improvements now existing or hereafter erected on the mortgaged property beaned a near be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an are out not loss than the mortgage debt, or in such amounts as may be required by the Mortgagee, and to companie acceptable to it out that all such policies and renewals thereof shall be held by the Mortgagee and have attached thereof has possible of uses as triver or and in form acceptable to, the Mortgagee, and that he will pay all premiums therefor when dues and that he also benches assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company conversed to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage dolor whether a not a
- 4. That he will pay, when due, all taxes, public assessments, and other government der representations of the control positions against the mortgaged premises.
  - 5. That he will comply with all governmental and municipal laws and regulation of the control of the discussion of the control of the discussion.
- 6. That this Mortgage shall secure the Mortgagee for such further sums as row by a consequence of the property of the Mortgage, for the payment of taxes, insurance premiums, public assessments, replies to either trap to order the same rate is the mortgage distribution of the provided in writing gagee, unless otherwise provided in writing
- 7. That, at the option of the Mortgagee, this Mortgage shall been as the analyzed a sate value of a save away said mortgaged premises, or if the title shell become cated to any other passes as the control of the Mortgager; the failure of the Mortgager's future right to exercise add applien.
- 8. That he hereby assigns all rears one and production in the control of agrees that, should legal preceedings be to retend oursaint to the attraction of the control of the most are precises with talk process to the control of the rents, issues and prefits, including a removable contained to be at 1 for the control of the Mortgagor, and after deducting all charge as I superiors so a time such a coding rest of apply the residue of the conts, become not product oward the control of the conts.
- 9. If there is a detailt in a could decrease and the reservoir convergence of the Mortegage, all super their wing by the Mortegage is the Mortegage may be found add. So clearly locally a could be be at a course of the Mortgage become a party is my super a colline this Women and the reservoir of the Mortgage become a party is my super a colline this Women, and the course of the course of the party of the Mortgage, and a colline the hands of an intercept of the first transfer of the mand, at the option of the Mortgage, and a compact of the colline of the add of the Mortgage, and a colline of the colline of the Mortgage, and a colline of the colline of the Mortgage, and a colline of the colline of the Mortgage.
- gage of in the note secured hereby. It is the true meaning of this common to the first conditions, and coverants of this mortgage, and of the rote occurs discrete. It is the true meaning of the rote occurs discrete in the rote of the rote of the rote occurs discrete in the rote of the rote of the rote of the rote of the rote occurs discrete in the rote of the rote of the rote of the rote occurs discrete in the rote of the rote of the rote occurs discrete in the rote occurs discrete in
- 11. The covenants herein contained shall bind, and the beneats measure as a superstance of administrators, successors, and assigns of the parties hereto. Whenever used, the singular, and the use of any gender shall be applicable to all genders.

State of South Carolina. Cestign ment.

Country of Greenville,

For valued Received, We & R. White and mable D. White, hereby assign, set over,

transfer and deliver the within mortgage and the note which it secures

to Bessie Navio Tilman. The balance due thereon being \$10,060.00, with

interest from May 1, 1950.

Su witness whiteof we have been to set our hands and seale this

394. Leg of May 1, 1950.

Rethaus & Brown

Assignment Recorded June 14, 1950at 2:30 J.M. # 13505.