And the said mortgagors agree to insure and keep insured the houses and buildings on said lot in a sum not less than Seven Thousand, Seven Hundred & No/100 -- Dollars in a company or companies satisfactory to the mortgagee from loss or damage by fire and extended coverage endorsement thereon and the sum of _____ Dollars from loss or damage by tornado, or such other casualties or contingencies (including war damage), 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, their 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 sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said mortgagee, without notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the mortgagors agree to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agree that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if we, the said mortgagors, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due according to the true intent 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 remain in full force and virtue.

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

WITNESS our hand s and seal s this 31st day of July in the year of our Lord one thousand, nine hundred and fifty-three and in the one hundred and seventy-eighth year of the Independence of the United States of America.

Signed, sealed and delivered in the Presence of:

Marjorie W. Hall
Patrick C. Fant

Harry R Chapman (L. S.)
Lucy W. Chapman (L. S.)
(L. S.)
(L. S.)

State of South Carolina,
Greenville County

PROBATE

PERSONALLY appeared before me Marjorie W. Hall and made oath that she saw the within named Harry R. Chapman and Lucy W. Chapman sign, seal and as their act and deed deliver the within written deed, and that she with Patrick C. Fant witnessed the execution thereof.

Sworn to before me, this 31st day of July A. D. 19 53
Patrick C. Fant (L. S.)
Notary Public for South Carolina

Marjorie W. Hall

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Lucy W. Chapman the wife of the within named Harry R. Chapman 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 GENERAL MORTGAGE CO., 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 31st day of July A. D. 1953
Patrick C. Fant (L. S.)
Notary Public for South Carolina

Lucy W. Chapman

Recorded July 31st. 1953 at 3:58 P. M. #17062