And the said mortgagor(s) agree(s) to insure the house and buildings on said lot in a sum not less than **Twelve Thousand and No/100- - - -** Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire and assigns the policy of insurance to the said mortgagee; and that in the event that the mortgagor(s) shall at any time fail to do so, then the said mortgagee may cause the same to be insured in his (her, their) name and reimburse itself for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid I (we) hereby assign(s) the rents and profits of the above described premises to said mortgagee, or its Successors, or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and the profits actually collected.

PROVIDED ALWAYS, nevertheless, that it is the true intent and meaning of the parties to these Presents, that if the said mortgagor , do and shall well and truly pay or cause to be paid until the said mortgagee(s) 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, then this deed of bargain and sale 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 mortgagor(s) is (are) to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my (our) hand(s) and seal(s), this **30** day of **January** in the year of our Lord one thousand, nine hundred and **Fifty Four** and in the one hundred and **Seventy-Seventh** year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Ena W. King
J. L. Love

B. J. Edwards (L. S.)
(L. S.)
(L. S.)
(L. S.)

State of South Carolina
County of ~~Pickens~~ GREENVILLE

PERSONALLY APPEARED before me, Ena W. King
oath that s he saw the within named B. J. Edwards and made sign, seal, and as his act and deed deliver the within written deed and that s he with J. L. Love witnessed the execution thereof.

SWORN TO before me this 30
day of January A. D., 1954
J. L. Love (L. S.)
Notary Public for South Carolina.

Ena W. King

State of South Carolina
County of ~~Pickens~~ GREENVILLE

Renunciation of Dower

I, J. L. Love, Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Louise F. Edwards, the wife of the within named B. J. Edwards 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 HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns, all her interest, and estate and also all her rights and claim of Dower of, in or to, all and singular the premises within mentioned and released.

Given under my hand and seal, this 30
day of January A. D., 1954
J. L. Love (L. S.)
Notary Public for South Carolina.

Louise F. Edwards

Recorded January 30, 1954 At 11:44 A.M. # 2179