

And I the said mortgagor agrees to insure the house and buildings on said land for not less than three thousand (\$3,000) dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire or other casualty, by extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium, taxes, other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said debt or sum of money aforesaid, with interest thereon, if any shall 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 I, the mortgagor, am to hold and enjoy the said premises until default of payment shall be made.

And if at any time any part of said debt or interest thereon be past due and unpaid, I hereby assign the rents and profits of the above described premises to said mortgagee or its successors, Executors, Administrators, 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 and expenses, without liability to account for anything more than the rents and the profits actually collected.

WITNESS my hand and seal this the 21<sup>st</sup> day of April in the year of our Lord one thousand nine hundred and fifty 4.

Signed, Sealed and Delivered in the presence of

D. H. Edwards

J. P. Copeland

G. L. Courtney

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

PERSONALLY APPEARED BEFORE ME D. H. Edwards

and made oath that he saw the within named, J. P. Copeland sign, seal

and as his act and deed deliver the within deed and that he with

G. L. Courtney witnessed the execution thereof.

Sworn to before me, this 28<sup>th</sup> day of April A. D. 1954.

D. H. Edwards

[Signature] SEAL  
Notary Public, S. C.