

And the said mortgagee agrees to insure the house and building and contents thereof for a sum not less than \$10,000.00 by fire and theft insurance policy to the mortgagee and to keep the same insured for the term of the mortgage and to assign the policy of insurance to the mortgagee and to pay the cost of the same. And the mortgagee shall be insured in the name of the mortgagee and the proceeds of the insurance shall be paid to the mortgagee.

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 their Heirs, Executors, Administrators, 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, apply the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

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 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, 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 is to hold and enjoy the said Premises until default of payment shall be made.

IN WITNESS WHEREOF, I have hereunto set my hand and seal

this 20th day of August in the year of our Lord one thousand, nine hundred and fifty-four and seventy-ninth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of Katherine C. Ross (L.S.), Flora K. Hayes (L.S.), Eugene Bryant (L.S.), Eugene Bryant (L.S.)

The State of South Carolina, GREENVILLE County. PERSONALLY appeared before me Flora K. Hayes and made oath that she saw the within named Katherine C. Ross sign, seal and as her act and deed deliver the within written deed, and that she with Eugene Bryant witnessed the execution thereof.

SWORN TO before me this 20th day of August A. D. 1954. Eugene Bryant (L.S.) Notary Public for South Carolina.

Flora K. Hayes (L.S.)

The State of South Carolina, County. NOT NECESSARY - Mortgagor Woman Renunciation of Dower.

I, a Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. the wife of the within named 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

Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the Premises within mentioned and released.

Given under my hand and seal, this day of A. D. 19 (L.S.) Notary Public for South Carolina.

Recorded August 20th, 1954, at 3:05 P.M. #18809