

6. That he will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire, theft, hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, any premiums on such insurance provision for which no provision which has not been made hereinbefore. All insurance shall be carried in companies and policies of the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and in each policy there shall be loss payable clauses in favor of and in form acceptable to the Mortgagee. In case of loss or damage the Mortgagee will give immediate notice by mail to the Mortgagee, who may make proof of loss and the amount payable by Mortgagee, and each insurance company concerned is hereby authorized and directed to pay the amount for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option to the payment of the principal of the indebtedness hereby secured or to the restoration or repair of the property, or to the payment of the costs of foreclosure of this mortgage or other transfer of title to the mortgaged property, and the balance of the proceeds of the indebtedness secured hereby, all right, title and interest of the Mortgagor in the property and the policies then in force shall pass to the purchaser or grantee.

7. That he hereby assigns all the rents, issues, and profits of the mortgaged property, and in the event of any default hereunder, and should legal proceedings be instituted pursuant to the provisions of this mortgage, the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits of the mortgaged property, deducting all charges and expenses attending such proceedings and the expenses of the receiver, and the balance shall apply the residue of the rents, issues, and profits, toward the payment of the principal of the indebtedness hereby secured.

8. The Mortgagor further agrees that should this mortgage and the note secured hereby be eligible for insurance under the National Housing Act within the time provided in the statement of any officer of the Federal Housing Administration or authorized representative of the Federal Housing Commissioner dated subsequent to the time from the date of the execution of this mortgage, the Mortgagor shall insure said note and this mortgage, being deemed conclusive proof of insurance, and the Mortgagee, at its option, shall apply the residue of the rents, issues, and profits, toward the payment of the principal of the indebtedness hereby secured.

9. The Mortgagor covenants and agrees that so long as this mortgage and the note secured hereby are insured under the provisions of the National Housing Act, he will not execute or cause to be executed any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color, or creed. Upon any violation of this undertaking, the Mortgagee may, at its option, declare the unpaid balance of the debt secured hereby immediately due and payable.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise, this mortgage shall be in full force and virtue. If there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then due and payable by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage shall be deemed to be closed. The Mortgagor waives the benefit of any appraisement laws of the State of South Carolina. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagor become a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law, then the Mortgagor, by suit or otherwise, all costs and expenses (including continuation of abstract) incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be levied upon and collected hereunder.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Wherever in this instrument the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand(s) and seal(s) this _____ day of _____, 19____.

Signed, sealed, and delivered in presence of: _____

Louise M. Moore
Robert B. Kay

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

Personally appeared before me *Louise M. Moore*
and made oath that he saw the within-named *A. B. Kay*
sign, seal, and as his act and deed deliver the within deed, and
with *Robert B. Kay* witnessed the execution of the same.

Sworn to and subscribed before me this _____ day of _____, 19____.

Robert B. Kay
Notary Public