

that in event that the mortgagor shall at any time fail to so do, then the mortgagor may cause the same to be insured in its name and reimburse itself from the mortgage for the premium and expense of such insurance, with interest.

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 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 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 thereof, 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.

WITNESS my hand and seal, this 15th day of November, 1954.

Signed, sealed and delivered in the presence of:

Jerome K. Jay (L.S.)

Austin C. Latimer  
Sidney L. Jay

STATE OF SOUTH CAROLINA )  
: COUNTY OF GREENVILLE )

MORTGAGE OF REAL ESTATE

Personally appeared before me Austin C. Latimer, and made oath that he saw the within named Jerome K. Jay, sign, seal and his act and deed deliver the within written deed, and that he with Sidney L. Jay, witnessed the execution thereof.

SWORN to before me this 15th day of November, 1954.

Austin C. Latimer

NOTARY PUBLIC FOR SOUTH CAROLINA.

PAGE THREE.

LAW OFFICES  
SIDNEY L. JAY  
304 EAST NORTH STREET  
GREENVILLE, S. C.

STATE OF SOUTH CAROLINA )  
: COUNTY OF GREENVILLE )

RENUNCIATION OF DOVER

I, Sidney L. Jay, Notary Public for South Carolina, do hereby certify that Mrs. Hazel P. Jay, the wife of the within named Jerome K. Jay, did this day appear before me, and upon being privately and separately examined by me