

And the said mortgagor(s) agree(s) to insure and keep insured the houses and buildings on said lot in a sum not less than Dollars in a company or companies satisfactory to the mortgagee(s) from loss or damage by fire, with extended coverage endorsement thereon, and the said mortgagee(s) may cause the same to be insured and reimburse itself for the premium with interest, under the mortgage, or the mortgagee(s) at its election may on such failure declare the debt due and institute foreclosure proceedings.

AND should the Mortgagee(s), by reason of any such insurance against loss by fire or tornado or other casualty to the said building or buildings, such amount may be retained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said Mortgagee(s), successors, heirs or assigns, to enable such parties to repair said building or buildings, or to be applied in their place, or for any other purpose or object satisfactory to the Mortgagee(s), without affecting the lien of this mortgage for the full amount secured thereby before such damage by fire or other casualty, or such payment over, took place.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at maturity, the same becomes due, or in the case of failure to keep insured for the benefit of the mortgagee the houses and buildings on the premises against fire and other casualty, as herein provided, or in case of failure to pay any tax or assessment on such property within the time required by law; in either of said cases the mortgagee(s) shall be entitled to declare the debt due and to institute foreclosure proceedings.

And it is further covenanted and agreed that in the event of the passage after the date of this mortgage of any law of the State of South Carolina deducting from the value of land, for the purpose of taxing any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage, for State or local taxes, or in any manner of the collection of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the option of the said Mortgagee(s), without notice to any party herein named, be immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the mortgagor(s) agrees, to and does hereby assign to the mortgagee and profits arising or to arise from the mortgaged premises as additional security for this loan, and agrees that the mortgagee may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits, after paying costs of receiving, and apply the same to the payment of the interest, costs and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED, ALWAYS, nevertheless, and it is the true intent and meaning of the parties to this mortgage, that the said mortgagee(s) shall, and does hereby agree, to pay into the said mortgagee(s) the debt or sum of money advanced with interest thereon, and all other sums which may be due to the mortgagee(s) by the mortgagor(s) or any other person, and hereby null and void, whatever may be the law in this behalf at the time of the making hereof.

AND IT IS HEREBY COVENANTED between the said parties that said mortgagee(s) shall be entitled to the same benefits and remedies as if the same were a mortgage of real estate.

The covenants, conditions and terms herein shall bind and the benefits and remedies hereunder shall inure to the benefit of the mortgagee(s) and their heirs, assigns, successors, heirs, and assigns, and shall be enforceable by the mortgagee(s) or their heirs, assigns, successors, heirs, and assigns, and shall be enforceable by the mortgagee(s) or their heirs, assigns, successors, heirs, and assigns, and shall be enforceable by the mortgagee(s) or their heirs, assigns, successors, heirs, and assigns.

IN WITNESS WHEREOF, the said mortgagor(s) have hereunto set their hands and seals, and the said mortgagee(s) have hereunto set their hands and seals, and the seal of the State of South Carolina, this _____ day of _____, 1955.

[Handwritten signatures and names]
The State of South Carolina,
County

[Handwritten signatures and names]
Mortgagee(s)

The State of South Carolina,
County

RENUNCIATION BY MORTGAGEE

... into 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, successors and assigns, all her interest and estate and also all her right and claim of Dover, 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