And said mortgagor agrees to keep the building and improvements now standing or hereafter erected upon the mortgaged premises and any and all apparatus, fixtures and appurtenances now or hereafter in or attached to said buildings or improvements, insured against loss or damage by fire and such other hazards as the mortgagee may from time to time require, all such insurance to be in forms; in companies and in sums (not less than sufficient to avoid any claim on the part of the insurers for coinsurance) satisfactory to the mortgagee; that all insurance policies shall be held by and shall be for the benefit of and first payable in case of loss to the mortgagee, and that at least fifteen days before the expiration of each such policy, a new and sufficient policy to take the place of the one so expiring shall be delivered to the mortgagee. The mortgagor hereby assigns to the mortgagee all moneys recoverable under each such policy, and agrees that in the event of a loss the amount collected under any policy of insurance on said property may, at the option of the mortgagee, be applied by the mortgagee upon any indebtedness and/or obligation secured hereby and in such order as mortgagee may determine, or said amount or any portion thereof may, at the option of the mortgagee, either be used in replacing, repairing or restoring the improvements partially or totally destroyed to a condition satisfactory to said mortgagee, or be released to the mortgagor in either of which events the mortgagee shall not be obligated to see to the proper application thereof; nor shall the amount so released or used be deemed a payment on any indebtedness secured hereby. The mortgagor hereby appoints the mortgagee attorney irrevocable of the mortgagor to assign each such policy in the event of the foreclosure of this mortgage. In the event the mortgage may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgagee at its election may on such failure declare the debt due and institu

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time 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 such other hazards as the mortgagee may require, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire 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 in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the 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, without notice to any party, become immediately due and payable and payable.

And in case proceedings for foreclosure shall be instituted, the mortgagor agrees to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agrees that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession that the possession is a security for the processing the processing the processing the processing that the possession is a security for the processing the pr of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for anything more than the rents and profits actually received.

come due and payable hereunder, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS ACREED by and between the said parties that said mortgagor shall be entitled to hold an Premises until default shall be made as herein provided.	
The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective herein ministrators, successors, and assigns of the parties hereto. Whenever used the singular number shall include the the singular, the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.	any payee of the
WITNESS my hand and seal this 30th	day of
September in the year of our Lord one thousand, nine hundred and fifty nine	and
in the one hundred and eighty fourth year of of the United States of America.	the Independence
Signed, sealed and delivered in the Presence of:	•
Signed, sealed and delivered in the Presence of: Hage M. Jawren Hornes Hagen	(L. S.)
Paris c. Dant	(L, S.)
	(L, S.)
	(L. S.)
The State of South Carolina, PROBATE	
Greenville County)	
PERSONALLY appeared before me Page M. Sawyer and made	oath that She
saw the within named Thomas J. Stafford	
sign, squitand as his act and deed deliver the within written deed, and	
Patrick U. Fant	execution thereof.
sworn to before me, this 30th day fage M. Sauver	
September 19	<u></u>
Notary Public for South Carolina	
The State of South Carolina, RENUNCIATION OF DOV	VER
Greenville County	
•	, do hereby
I, Patrick C. Fant Jean F. Stafford	•
certify unto an whom it may concern and an arrangement of the concern and arrangement of the	id this day appear
the wife of the within named IIIUIIIAS J. SCATIOI G	
before me, and, upon being privately and separately examined by me, did declare that she does freely, volum any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquist named J. Louis Coward Construction Company, Inc.	*
, 1010, 555	essors and assigns,
all her interest and estate and also her right and claim of Dower, in, or to all and singular the Premises wit released.	me mendoned and
Given boder my hand and seal, this 30th day of XSeptember A. D. 19 59 Alan J. Stafford	
day of XSeptember A. D. 19 59 Alan 7: Alagram	
Notary Public for South Carolina Recorded October 1st, 1959, at 4:56 P.M. #10294	