1040	
And the said mortgager_S_agreeto insure and keep insured the houses and buildings on said lot in a sum not	
less than Sixteen Hundred satisfactory to the mortgage from loss or damage by fire, and the sum of Sixteen Hundred	
Dollars from loss or damage by tornado, and assign and deliver the policies of insurgnoe to this	
said mortgagee, and that in the event the mortgager.— shall at any time fall to do so, then the mortgage may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgage at its election may on such failure declare the debt due and institute foreclosure proceedings.	
AND should the Mortgagee, by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum or sums of monoy for any damage by fire or tornado to the said buildings 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	
Mortgagor. St. Our successors, heirs or assigns, to enable such parties to repair said buildings or to erect new buildings in their place, or for any other purpose or object satisfactory to the Mortgagee, without affecting the lien of this mortgage for the full amount secured thereby before such damage by fire or tomado, 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 the time the same hecomes 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 tornado risk, as herein provided, or in case of failure to pay any taxes or assessments to become due on sail property within the time required by law; in either of said cases the mortgagee shall be entitled to declare the entire debt	
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 Smith 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 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, the whole of the principal sum secured by this mortgage, the whole of the principal sum secured by this mortgage, the whole of the principal sum secured by this mortgage, the whole of the principal sum secured by this mortgage.	
And in case proceedings for foreclosure shall be instituted, the mortgagor—— agree——— to and does hereby assign the rents and profits arising or to artse from the mortgaged premises as additional security for this loan, and agree——— that any pussession 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.  PROVIDED ALWAYS proceedings and it is the termination of the premises.	
PROVIDED ALWAYS, nevertheless, and it is the true intent, and meaning of the parties to these Presents, that if	
and Premises until default shall be maken the said parties that said mortgagor shall be entitled to hold and enjoy the	
WITNESS OUT hand S and seal S this 28th December in the year of our Lord one thousand, nine hundred and Sixty and	
in the one hundred and	-
Singed scaled and delivered in the Presence of:  Little Mo Chellan  Costruct c. Found  (L. S.)  (L. S.)	
The State of South Carolina,	
Greenville County PROBATE	
PERSONALLY appeared before me Edith G. McClellan  saw the within named Luther M. Bridges and Annie Y. Bridges  sign, seal and as their act and deed deliver the within written deed, and that S. he with  Patrick G. Fant witnessed the execution thereof.  Sworn to before me, this 28th day  of December 196-0  R. Auth C. Notary Public for South Carolina	,
The State of South Carolina,	
Greenville County RENUNCIATION OF DOWER	
1, Patrick C. Fant, do hereby	
certify unto all whom it may concern that Mrs. Annie Y. Bridges	
the wife of the within named Luther M. Bridges  Luther M. Bridges  Lither M. Bridges  Lit	
the instant of lower, in, or to all and singular the Premises within mentioned and released.	
Civen funder my hand and scal, this 28th  Light Afficempter A. D. 19.60 Comme & Bales	
A. D. 19.01  A. D.	
OυβιλC / Wotary Public for South Carolina  Personal Process of Carolina (1961, 1961	80