

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than Five Thousand Five Hundred and No/100 (\$5,500.00) Dollars in a company or companies satisfactory to the mortgagee and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in _____ name and reimburse for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, said corporation does hereby assign the rents and profits of the above described premises to said mortgagee, or its Successors and 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 there-after (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 we the said mortgagor does and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any is 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.

IN WITNESS WHEREOF the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, David G. Traxler, President on this the 28th day of February in the year of our Lord one thousand, nine hundred and Sixty-One and in the one hundred and Eighty-Fifth year of the sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of: *W.P. Langston* and *William B. Traxler* By *Augusta Road Builders Supply, Inc.* and *David G. Traxler, Pres.*

State of South Carolina,

County of _____

PERSONALLY appeared before me *W.P. Langston* and made oath that he saw *David G. Traxler* as President and _____ as _____ of *Augusta Road Builders Supply, Inc.* corporation chartered under the laws of the state of *South Carolina* sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that he, with *William B. Traxler*, witnessed the execution thereof.

SWORN to before me this 28th day of February A. D. 1961. *W.P. Langston* *William B. Traxler* (L. S.) Notary Public for South Carolina.