AND We do hereby agree to pay all taxes and other public assessments against this property on or before the first day of January of each calendar, year and or exhibit the tax recents at the office of the Crizzens Burnerso and Loan Association, Greet S. C. stamediately upon such payment, until all amounts due under this mortgage have been paid in full; and should office governmental assessments, the Mortgagee may, at its option, pay same and charge same amounts to the mortgage debt, and collect the same under this mortgage, with interest thereon.

And the Mortgagor I. (do) (dose) hereby agree, upon demand of the Mortgagee, at any time, to pay on or before the 5th day of each succeeding month, together with and in addition to the monthly payments of principal and interest above stated, a sum equal to one-twelfth (1/12th) of the said annual taxes, assessments and insurance premiums, as estimated by the Mortgagee. The Mortgager B further agree to pay on demand any additional sums necessary to pay these items. It is further agreed that any such additional payments, when so demanded by the Mortgagee shall become a part of, and additional to the monthly installments of principal and interest under the terms of this mortgage and the note secured thereby.

And it is further-agreed that as a part of the consideration for the loan herein secured, that the Mortgagor shall keep the premises herein described in good repair, and should that fail to do so, the Mortgagee, its successors and assigns, may enter upon said premises at any time, and make whatever repairs are necessary, and charge the expense of such repairs to the mortgage debt and collect the same under this mortgage, with interest thereon.

And as additional and further security to the debt herein secured, we the said Mortgagor. (do)(ddes) hereby assign, set over and transfer unto the said Critizans Building and Loan Association, Green. S. C., its successors and assigns, all the rents and profits accruing from the said premises, retaining, however, the right to the retention of the said property and/or rents and profits thereof and therefrom so long as the payments herein set out are not more than sixty (60) days in arrears; but if at any time any pair of said debt, interest, fire instrance, premiums or taxes, shall be past due and unpaid or should the premises remain unoccupied, the Mortgages may apply to any Circuit or County judge of this State, at Chambers or otherwise, for the appointment of a Receiver to take charge of the mortgaged premises, designates a reasonable remai herefor, and collect and apply the same, after payment of the costs and expenses of such collection, to the said debt, interest, taxes, fire insurance and assessments, without accountability for anything more than the rents and profits actually received.

PROVIDED: ALWAYS, nevertheless, and on this environ condition that if the said Mortgagor 9.

Out: Flein or Legal Representatives, shall on on before the fifth day of each and every month from and after the date of these presents, pay or cause or be paid to the said Crizzans Buriding and Loan Association, Greer, S. C., its successors or assigns, the monthly installments and other items as herein set out, until said debt and all interest and amounts due thereon, shall have been paid in full, then this deed of bargain and sale shall be and become null and word; otherwise to remain in full force and virtue.

And it is further stipulated that the said Morrisagor 2 to hold and enjoy the said premises until default of payments shall be made, but upon default in the payments or other covenants herein stipulated for a period of sixty (60) days, then and in such event the said Association may, at its option, declare the whole amount hereunder at puce due and payable, posether with all costs and expenses including a reasonable attorney's fee, and the right to foreclose this mortgage.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, the of September in the year of our Lord, One Thousand Nine Hundred and pixty-one and in the One Hundred and Eighty-sixth year of American Independence.

A to Ana systems of

State of South Carolina

COUNTY OF GREENVILLE

PARSONALIY appeared Barl L. Whitley and well had been been and with the second of the

State of South Carolina

COUNTY OF GREENVILLE

a Notary Public for South Carolina, do hereby certify unto

W. A. Hedlock all whom it may concern, that Mrs. Fannie P. Eskow Farmer

the wife of the within named. Thosas F. Farmer did this day 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 kneed relanguage unto the within named Criticans Burntung and Loan Associations, Greer, S. C., its successors and assigns, all her futurerest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

GIVEN understay hand and seal this 16th day

OA Beptember Notary Public for South Carolina

James P. Eskew Etraner