And said mertgagor agrees to keep the building and improvements now standing or hereafter erected upon the mortgaged premises and any and all apparatus, fixtures and appurtuanances now or hereafter, no attached the said buildings or improvements, insured against loss or damage by fire and such other hazards as the mortgage may from time to time require, all such insurance to be in forms, in companies and in sums (not less than sufficient to hybid any claim on the part of the insurers for coinsurance) satisfactory to the mortgage; that all insurance policies shall be hid by and shall be for the benefit of and first payable in ease of loss to the mortgage, 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 mortgage. The mortgage hereby assigns to the mortgage 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 mortgage, be applied by the imortgage upon any indebtedness and/or obligation secured hereby and in such order as mortgage may determing or said amount or any portion thereof may, at the option of the mortgage, chart be used in replacing, repairing or restoring the improvements partially or totally destroyed to a condition satisfactory to said mortgage, or be released to the mortgage or which events the mortgage to assign each such policy in the event of the foreclosure of this mortgage. In the event the mortgage or shall at any time fail to keep the buildings and improvements on the property insured as above provided, then the mortgage at its election may on such failure declare the debt due and institute foreclosure proceedings.

In case of default in the payment of any part of the principal Indobtedness, or of any part of the interest, at the time the

In case of default in the payment of any part of the principal indobtedness, 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 thall 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 purpose of taxing any lien thereon, or changing in 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 metaner 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 Mortgages, without notice, to any party, become immediately due and pavable

And in case proceedings for foreclosure shall be instituted, the mortgagor lagress 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 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 accurally received.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the said mortgagor, does and shall well and truly pay or bause to be paid unto the said mortgage the debt or sum of money aforesaid with interest thereon, if any be due according to the true intent and meaning of the said note; and any and all other sums which may become 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 AGREED by and between the said parties that said mortgagor shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

The covenants herein contained shall bind, and the benefits and advantages shall inute to ministrators, successors, and assigns of the parties hereto. Whenever used the singular number the singular the just of any gender shall be applicable to all genders, and the term "Mortgag indebtedness hereby secured or any transferee thereof whether by operation of law or other	the respective heirs, execution, au- ig, shall include the plural, the plural, see shall include any payee of the vise.
WITNESS my hand and seal this	3th day of
January in the year of our Lord one thousand, nine hundred and	sixty two and
in the one hundred and eighty sixth of the United States of America.	year of the Indépendence
Signed, sealed and delivered in the Presence of:	
Tillaced Ti Vanner Olddedges	(L. S.)
Corrie c. > sut	(L, S.)
	(L. S.)
	(L S.)
The State of South Carolina,	
PRO	BATE
Greenville County	
PERSONALLY appeared before me Mildred R. Turner	and made oath that She
saw the within named J. Alvin Gilzeath	
sign, seal and deed deliver the within	written deed, and that . She with.
Patrick C. Fant	witnessed the execution thereof.
Sworn to before me, this 18th day	
of OTATaplary 19 62.	Harry Marie Control
(L.S.) (Notary Public for South Carolina	
A CHARLES OF THE CONTRACT OF T	
The State of South Carolina, TRENUNCIA	TION OF DOWER
Greenville County	
	olina dd hereby
I Patrick C. Fant, Notary Public for South, Car	
certify unto all whom it may concern that Mirs. Merle P. Gilreath	did this day appear
the wife of the withit named J. Alvin Gilreath	147 (FE - 1 7 . •
before me, and, upon being privately and separately examined by me, did declare that she any compulsion, dread or fear of any person or persons whomsoever, renounce, release and	forever relinquish unto the within
named The South Carolina National Bank of Charlesto	MIN GreenArtre of or
1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	unut shecetating and applicati
all her interest and estate and also her right and claim of Dower, in, or to all and singular released.	With a sample of the sample of
	177 0 1. 3
day of Hannary A. D. 19 62	& B. of ilicat
Notary Public for South Carolina (L.S.)	
and the contract of the contra	G M (* 30) * 1 * 1 * 2 * 2 * 2 * 2 * 1 * 1 * 1 * 1

Recorded January 19th, 1 962,