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 appurtentages now or hereafter in or attached to said buildings or improvements, insured against loss or damage by five 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 co-insurance) 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 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 or said property may, at the option of the mortgage, be applied by the mortgagee may independent of the policy of insurance of said property may, at the option of the mortgage, the applied by the mortgage on any indebtedness and/or obligation secured hereby and in such order as mortgagee may determine or spit amount or any portion thereof may, at the option of the mortgage that in the contraction of the mortgage of the policy of insurance of said mortgage, or be released to the mortgage, the applied by the mortgage approach to a condition satisfactory to said mortgage, 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 of used be deemed a payment on any indubtedness secured hereby. The mortgagor hereby appoints the mortgage and improvements on the property injured as above provided, their hyportgage may cause the same to be insured and reimburse itself for the premium, with interest,

In tense of default in the payment of dny part of the principal indebtedness, of 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 fro 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 forcelosure 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 South Cazolina 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 greatly 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 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 promises 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 actually received.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the said mortgager, 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 be due according to the true intent and meaning of the said note, and any and all other sums which may become due and pagable 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 inure to, the respective heirs, executors, administrators, successors, fand assigns of the parties hereto. Whenever used the singular number shall include the plural, the plural the singular number shall include the plural, the plural the singular with the plural plural than the plura

indebtedness hereby techned or any t	ransferee thereof whether	by operation of law or	otherwise.	any payee in the
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of the United States of America. Signed, scaled and delivered in the P	Presence of:	1		-
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sign, scal and as - hip		et and deed deliver the	within written deed, ar	d that She with
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Tarkik C. 3 mi	t(c.s.)(c.	177		
Notary Public for Sou	ith + Carolina			Jack House