And said mortgagor agrees to keep the buildings and improvements now standing or hereafter erected upon the mortgaged premises and any and all apparatus, fixtures and appurtenances now or hereafter in or attached to said buildings or improvements, insured against loss or damage by fire aid 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 consurance) 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 mortgagee 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 mortgagee, ither 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 mortgagor in either of which events the mortgage shall not be obligated to see to the proper application thereof; nor shall the amount so released or used be deemed a payment on any indebtedness secured hereby. The mortgagor hereby apploints the mortgagor in either of which events the mortgage shall not be obligated to see to the proper application thereof; nor shall the amount so released or used be deemed a payment on any indebtedness secured hereby. The mortgagor hereby apploints the mortgagor in either of which events the mortgage shall not be obligated to see to the proper application thereof; nor shall the amount so released or used be deemed a payment on any indebtedness secured hereby. The mortgagor hereby apploints the mortgage attorney irrevocable of the mortgagor to assign

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 becomes due, or in the case of failure to keep insured for the benefit of the mortgages the houses and buildings on the premises against fire and ternado risk, 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 mortgages shall be entitled to declare the online due and to institute foreclosure 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 suite of South Carolina deducting from the value of land, for the purpose of taxing any lien thereon, or changing in any way fill the now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, or the manner of the description of any such taxes, so as to affect this mortgage, the whole of the principal sum secured by this mortgage, together the interest due thereon, shall, at the option of the said Mortgagee, without notice to any party, become immediately due and himself.

Middle case proceedings for foreclosure shall be instituted, the mortgager agrees to and does hereby assign the rents of the mortgaged premises as additional security for this loan, and agrees that any Judge of a may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession the proceeds (after paying costs of receivership) upon said debt, the costs and expenses, without liability to account for anything more than the rents and profits actually received.

GOVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the said floor ager, does and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid with the set thereon, it 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 ACREED by and between the said parties that said mortgagor shall be entitled to hold and entry 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, and 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 number shall include any payee of the indebtedness hereby secured or any transferce thereof whether by operation of law or, otherwise.

WITNESS MY hand and seal. this 20th April in the year of our Lord one thousand, nine hundred and Sixty Two and in the one hundred and Eighty Sixth war of the United States of America.  Signed scaled anydelly red in the Pesence of:  Assure Farmy (L. S.)  The State of South Carolina,  GREENVILLE COUNTY,  PEISONALLY appeared before me. Patrick C. Fant, Jr. and made cath that he saw the within named William B. Ducker  sign, seal and as his act and deed deliver the within written deed, and that he with Patrick C. Fant  Sworn to polyrogue, this 20th day of April 19.  Witnessed the execution thereof.  Notary Tublic for South Carolina,  GREENVILLE  COUNTY  RENUNCIATION OF DOWER  GREENVILLE  COUNTY  RENUNCIATION OF DOWER  April 19.  Patrick C. Fant  Certify unto all whom it may concern that Mrs. Irene D. Ducker  the wife of the within named William B. Ducker  the wife of the within named William B. Ducker  the wife of the within named William B. Ducker  the wife of the within named William B. Ducker  the wife of the within named William B. Ducker  the wife of the within named William B. Ducker  the wife of the within named Allae Peoples National Bank of Greenville, and singular the Premises within mentioned and released.  Signed scale and and seal, this 20th  Given under my hand and seal, this 20th	indebtednes	r, the use of a ss hereby sec	any gender snured or any t	all be applicable	e to an gen of whether	by operation of h	nw or,otherwi	se,	any payee or	the
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in the one hundred and Eighty Sixth of the United States of America.  Signed cacked and delivered in the Presence of:    Catholic Content of the United States of America	Apri	L1	in the	year of our Lo				Lxty Two	-5	and
Signed cashed and delivered in the Presence of:    County   Carolina   Carolina   Carolina   Carolina   Carolina   Carolina	in the one	hundred on	. Eight	y Sixth				~ <b>A</b>	the Independe	nce
The State of South Carolina,  GREENVILLE  COUNTY  PERSONALLY appeared before me. Patrick C. Fant, Jr. and made oath that he saw the within named William B. Ducker  sign. seal and as. his act and deed deliver the within written deed, and that he with Patrick C. Fant  Sworn to before one this 20th day of April 10 62 of Ap	or the Om	icu states of	muiorica.	4_						
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Patrick C. Fant  Sworn to before me, this 20th  April 1962  Resolution of South Carolina,  Carolina,  County  I Patrick C. Fant  County  County  County  I Patrick C. Fant  County  County  I Patrick C. Fant  County  Cou	saw the wit	hin named					<del>`</del>			
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Given under my hand and seal, this 20th day of April	released.			b and	3	, m, or 10 an		remises with	. mentioned at	10
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20th, 1962,

11:02 Å.M. #26019

Notary Public for South Carolina

Recorded April