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 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 avoid any claim on the part of the insurers for co-insurance) satisfactory to the mortgages; that all insurance policies shall be held by and shall be for the benefit of and first payable in case 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 mortgages. 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, be applied by the mortgagee upon any indebtedness and/or obligation secured hereby and in such order as mortgages may determine; or said amount or any portion thereof may, at the option of the mortgage, either be used in replacing, repairing or restoring the improvements partially or totally destroyed to a condition satisfactory to said mortgagee, 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 appoints the mortgage attorney irrevocable of the mortgagor to assign each such policy in the event of the foreclosure of this mortgage. In the event the mortgage; or the mortgage may cause the same to be insured and reimburse itself for the premium, with interest, under this mortgage; or the mortgage at its election may on such failure declare the debt du

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 mortgagee the houses and buildings on the premises against fire and tornado risk, and other casualties or contingencies, 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 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 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 now in force for the taxation of mortgages or debts 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, with out 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 premises as additional security for this loan, and agrees that any Judgo 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 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 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 extitled 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 being

WITNESS OUL in the year of our Lord one thousand nine hundred and Sixty Three and in the one hundred and One. Hundred and Eighty Eighth year of the Independence of the United States of America.  Signed, sealed and delivered in the Presence of:    Witness	utors, administrators, successors, and ass the plural, the plural the singular, and th	signs of the part	ies hereto. Whenev	er used, the sing	ular number	shall include
in the one hundred and One. Hundred and Eighty Eighth year of the United States of America.  Signed, sealed and delivered in the Presence of:  (L. S.)  State of South Carolina,  GREENVILLE  County  PERSONALLY appeared before me Laurens Is James and made oath that he saw the within named Fred Austin and Alicia T. Austin  sign, seal and as their act and deed deliver the within written dead, and that he with Island South Carolina,  GREENVILLE  Sworn to before me, this 25th day  A. D. 19. 63  GREENVILLE  County  RENUNCIATION OF DOWER  CARRENVILLE  County  A. D. 19. 63  GREENVILLE  County  A. D. 19. 63  CL. S.)  CREENVILLE  County  A. D. 19. 63  CREENVILLE  County  A. D. 19. 63  CREENVILLE  County  A. D. 19. 63  C. S. C. do hereby  cortify unto all whom it may concern that Mrs. Allcia T. Austin  the wife of the within named Fred Austin  the wife of the within named Fred Austin  the wife of the within named Liberty Life Insurance or persons whomsoever, renounce, release and forever relinquish  mitch the within named Liberty Life Insurance company within mentioned and released.	WITNESSOUT	handA and	sealsthis25	5th. da	vof Jula	7
in the one hundred and One_Hundred and Eighty Eighth  year, of the Independence of the United States of America.  Signed, sealed and delivered in the Presence of:    Charles	in the year of our L	ord one thousand	nine hundred and	Sixty Th	ree	and
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PERSONALLY appeared before me. Laurens I. James and made oath that the saw the within named Fred Austin and Alicia T. Austin  sign, scal and as their act and deed deliver the within written deal, and that the with I am G. McKinney witnessed the execution thereof.  Sworn to before me, this 25th. day  Motary Public for South Carolina  RY COMMISSION LEMPINS AT THE COUNTY RENURCIATION OF DOWER  CAREENVILLE County  I, Fan G. McKinney Notary Public for S. C. do hereby cortify unto all whom it may concern that Mrs. Alicia T. Austin  Server of the within named Fred Austin  Server of the within the fred Austin  Server of the within						(11, Bi)
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sign, seal and as their act and deed deliver the within written deal, and that the within to before me, this 25th day  Notary Public for South Carolina  NY COUNTSIAN EXPIRES AT THE STATE OF THE GOVERNOR  RENUNCIATION OF DOWER  I, TAN G. MCKinney Notary Public for S. C. do hereby certify unto all whom it may concern that Mrs. Alicia T. Austin  the wife of the within named Frad Austin  Defore me, and, upon being privately and separately 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 forever relinquish unto the within named LIBERTY LIFE INSURANCE COMPANY, its successors and assigns, all her right and claim of Dower, in, or to all and singular the Premises within mentioned and released.		County )				
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Sworn to before me, this	sign, seal and astheir	act an	d deed deliver the	within written	deed, and th	athe with
State of South Carolina  Notary Public for South Carolina  NY  COUNTISSION EXPIRES AT THE  State of South Carolina,  RENUNCIATION OF DOWER  County  I, y. Dan. G. McKinney  Notary Public for S. C.  County  In the wife of the within named Frac Austin  The che wife of the within named Frac Austin  The che wife of the within named Frac Austin  The county of the within named I frac Austin  The county of the within named I frac Austin  The county of the within named I frac Austin  The county of the within named I frac Austin  The county of the within named I frac Austin  The county of the within named I frac Austin  The county of the within named I frac Austin  The county of the within named I frac Austin  The county of the within named I frac Austin  The county of the within named I frac Austin  The county of the within named I frac Austin  The county of the within named I frac Austin  The county of the county o	. Lan G. McKinney	, <del>, , , , , , , , , , , , , , , , , , </del>		witn	ssed the exec	ution thereof.
State of South Carolina  Notary Public for South Carolina  NY COUNTS INT. CAPTERS AT THE PLASURE OF THE GOVERNOR  RENUNCIATION OF DOWER  COUNTY  I, Dan G. McKinney  Notary Public for S. C. do hereby  certify unto all whom it may concern that Mrs. Alicia T. Austin  the wife of the within named Fred Austin  the wife of the within named Fred Austin  the wife of the within named and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomseever, renounce, release and foreyer relinquish and the within named LIBERTY LIFE INSURANCE COMPANY, its successors and assigns, all her interest and estate and also all her right and claim of Dower; in, or to all and singular the Premises within mentioned and released.	Sworn to before me, this 25th.	day )				
State of South Carolina,  RENUNCIATION OF DOWER  I, Plan G. McKinney  Notary Public for S. C.  do hereby certify unto all whom it may concern that Mrs. Alicia T. Austin  the wife of the within named Fred Austin  the wife of the within named free Austin  the wife of the within named free Austin  the wife of the within named free Austin  and this day appear  the person or persons whomsoever, renounce, release and forever relinquish  that the within named Liberty Life insurance COMPANY, its successors and assigns, all her interest and estate  and also all her right and claim of Dower; in, or to all and singular the Premises within mentioned and released.	of A. A.	D. 19_63	France	1/1/20	سسوس	
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ny of 2	Given under my hand and seal, this	25th. \				
Notary Public for South Carolina (L. S.)	day of A	D 1963	Clare	ر کر از کرد	البيل (ر	
Notary Public for South Carolina	Han's Mila	TATES 7:				
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Recorded this 29th day of July, 1963, at 1:56 P.M. No. 3215	PG 6 3 A F E ANADAW STATE		II.			