And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than One Thousand Seven Hundred Forty-Nine and 60/100 ---------- Dollars in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire and assigns the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in mortgagor's name and reimburse mortgagee for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid I hereby assigns the rents and profits of the above described premises to said mortgagee, or his Heirs, Executors, Administrators, or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, applying the net proceeds thereof (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and the profits actually collected.

PROVIDED ALWAYS, nevertheless, that it is the true intent and meaning of the parties to these Presents, that if the said mortgagor, do 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, then this deed of bargain and sale 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 is to hold and enjoy the said Premises until default of payment shall be made.

WITNESS my hand and seal, this 28th. day of January in the year of our Lord one thousand, nine hundred and sixty-five and in the one hundred and eighty-ninth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

J. C. Welborn

Sylvia H. Massingill

Ethel Ashworth (L. S.)

(L. S.)

(L. S.)

(L. S.)

State of South Carolina
County of Pickens

PERSONALLY APPEARED before me, J. C. Welborn and made oath that he saw the within named Ethel Ashworth sign, seal, and as her act and deed deliver the within written deed and that he with Sylvia H. Massingill witnessed the execution thereof.

SWORN TO before me this 28th. day of January A. D., 1965

Sylvia H. Massingill (L. S.)
Notary Public for South Carolina.

J. C. Welborn

State of South Carolina
County of

Renunciation of Dower

I, , Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs., the wife of the within named did this day appear before 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

Heirs and Assigns, all her interest, and estate and also all her rights and claim of Dower of, in or to and singular the premises within mentioned and released.

Given under my hand and seal, this

day of A. D., 19

(L. S.)
Notary Public for South Carolina.

Mortgage & Assignment Recorded February 5, 1965 at 9:30 A. M. #22172