

the event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

5. That it hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits, toward the payment of the debt secured hereby.

6. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. The Mortgagor waives the benefit of any appraisal laws of the State of South Carolina. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses (including continuation of abstract) incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Mortgagor has caused this instrument to be executed by its duly authorized officers, and its corporate seal affixed hereunto, this 20th day of March, 19 67.

Dean Sage
FIRST WITNESS
[Signature]
SECOND WITNESS

HOUSING SERVICES CORPORATION
BY: H. W. Traylor
H. W. Traylor, Financial Vice Pres.
ATTEST:
BY: Doris R. Vaughn
Doris R. Vaughn, Asst. Secretary
PROBATE

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me Dean Sage, who, being duly sworn, says that he saw the corporate seal of HOUSING SERVICES CORPORATION affixed to the foregoing instrument and that he also saw H. W. Traylor and Doris R. Vaughn of said corporation, sign and attest the same, and that he with C. R. Moss of Housing Services Corporation witnessed the execution and delivery thereof as the act and deed of the said Housing Services Corporation.

Dean Sage
(First Witness)

SWORN TO BEFORE ME, THIS 20th DAY OF March, 19 67.

Recorded April 4th, 1967, at 9:30 A.M.
#23768

Judith F. Miller
NOTARY PUBLIC
County, Georgia

My Commission Expires:
Notary Public, Georgia State at Large
My Commission Expires Nov. 4, 1969