

And I, the said mortgagee, hereby agree to insure the land and building on said land for not less than Fifteen Thousand and No/100 (\$15,000.00) Dollars in a company or companies which shall be approved by the mortgagee and pay the same insured from loss or damage by fire or other causes, in addition to the insurance of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagee to pay any insurance premium taxes, other public assessment, or any part thereof, the mortgagee may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said mortgagee do not shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon if any shall 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 I, the mortgagor, am to hold and enjoy the said premises until default of payment shall be made.

And if at any time any part of said debt or interest thereon, be past due and unpaid I hereby assign, the rents and profits of the above described premises to said mortgagee or her 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 and expenses, without liability to account for anything more than the rents and the profits actually collected.

WITNESS my hand and seal this 29th day of September in the year of our Lord one thousand nine hundred and Seventy.

Signed, Sealed and Delivered in the presence of
Fred B. Beiers
JA Henry
 _____ (L.S.)
 _____ (L.S.)
 _____ (L.S.)
 _____ (L.S.)

State of South Carolina, County of Greenville. PROBATE
 PERSONALLY APPEARED BEFORE ME *Fred B. Beiers* and made oath that he saw the within named *T. Clifton Orvin* sign, seal and as *her* act and deed deliver the within written deed and that he with *JA Henry* witnessed the execution thereof.
 Sworn to before me, this *29* day of *sept*, A. D. 19 *70*
JA Henry (SEAL)
 Notary Public, S. C.
 My Com Expires 12-10-79

State of South Carolina, County of Greenville. THIS IS A PURCHASE MONEY MORTGAGE RENUNCIATION OF DOWER
 a 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 right and claim of Dower of, in or to all and singular the Premises within mentioned and released.
 Given under my hand and seal this _____ day of _____ A. D. 19 _____ (SEAL)
 Notary Public, S. C.
 Recorded Sept. 29, 1970 at 4:22 P. M., #7708.