And said mortgagor agrees to keep the building and improvements now standing or hereafter erected upon the mortgaged premises and erry 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 mortgagee may from time to time require, all such insurance to be in forms, in companies and in sum (not less than sufficient to avoid any claim on the part of the insurers for companies satisfactory 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 mortgage here are policy of insurance on said property may, at the option, 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 may for all 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 take mortgage, or be released to the mortgagor in either of which events the mortgagee-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 indebtodness 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 mortgagor shall at any time fail to keep the halldings and improvements in the property insured as above provided, then the mortgagee may cause the same to be insured and termburse itself for the property insured as above provided, then the mortgagee at its election may on such failure declare the delad our and institute foreclosure of this mortgage; or the mortgagee at its election may on such failure declare the delad our and institute foreclosure of this mortgage; or

In case of default in the psyment 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 god such other hazards as the mortgages may require, 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 entire debt due and to institute foreclosure proceedings:

And it is further exceptanced and agreed that in the event of the passage, after the date of this mortgage, of any law of the State of Scath Carolina deducting from the value of land, for the purpose of taxing any lien thereon, or changing in any way the laws in force for the taxilion of mortgages or debts secured by mortgage for State or local purposes, or the manner of the collection of any such taxes, or 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, without notice to any party, become immediately due and pavable.

And in case proceedings for foreclosure shall be instituted, the mortgager agrees to and does hereby assign the rents and profits arising or to asise from the mortgaged premises as additional security for this loan, and agrees that any Judge 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 proceed (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 mortgagen, does and shall well and truly pay or cause to be paid unto the said mortgage the dobt 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 homeworker, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full true well virtue.

AND IT 19 ACREED by and between the said parties that said mortgager shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

The coverants berein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, excessors, and assigns of the parties hereto. Whenever used the singular number shall include the plural, the plural the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any pages of the indebtedness hereby secured on any transferce thereof whether by operation of law or otherwise.

1

WITHESS . my hand an	d seal this	26th	day of
June in the year of our Lord one	thousand, nine hundr	ed and seventy-	two and
in the one hundred and ninety-Bixth of the United States of Americans	· ·	y and a	ear of the Independence
Signed, scaled and delivered in the Presence of:	/0/	1 1	- M
Dell P. Owers	/dei	i Jucph	27 (L. S.)
Barrie Crass	Ben F.	Tipton /	(L, S.)
		1 /	
			(L. S.)
			(L. S.)
The State of South Carolina,) 		
A (•	PROBATE	
Greenville County			
PERSONALLY appeared before me • Dell	R. Owens	and	made oath that S he
saw the within named Ben F. Tipton	49		
sign, soul and as h1.8	act and deed delive	r the within written dee	d, and that She with
Patrick C. Fant		witnesse	d the execution thereof.
Swarn to before me, this 26th day	• •	n n lin	
d June 10 72	Mul S	Owend.	
Notary Public for South Carolina My Commissi	ion Expires April 17, 1979		
The State of South Carolina,			
	REI	NUNCIATION OF	DOWER
GREENVILLE County		"一个事情。"	
1. Patrick C. Fant			, do hereby
certify unto all whom it may concern that Mrs. Lucil.	le H. Tipton	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	
the wife of the within named Ben F. Tipton			did this day appear
before me, and, upon being privately and separately examinate compression, dread or lear of any person or persons who named First Piedmont Bank & Trust	ned by me, did declar gmsouver, renounce, re	e that she does freely,	oluntarily, and without
named First Pledmont Bank & Trust	Jo., Greenvi	机械运动 化二氯甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基	A TOTAL CONTROL SALES OF THE PROPERTY OF THE PARTY OF THE
		医食物 医多种性性结合 计记录数据 医阿克氏征 医二甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基	successors and assigns.
all her interest and estate and also her right and claim of rolessed.	Dower, in, or to all a	na singular the Fremise	s within mentioned and
Given under my hand and seal, this 26th			7. 1.
day of June A. D. 1072	CXXXXX	ب (بالا إلي <i>ج</i>	aplant
Refer Public for South Carolina (U.S.)		20 M 32 35.	
Notary Public for Bouth Carolina		1.144.191.411	

Recorded June 30, 1972 at Lill P. M., #35908