

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, Mortgagor hereby assigns the rents and profits of the above described premises to the 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, cost of expense; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties of these Presents, that if I, 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 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 27th day of July

in the year of our Lord one thousand, nine hundred and Seventy-two

in the one hundred and Ninety-seventh year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Ruth E. Fant Udell Gibson (L.S.)
William L. Thompson (L.S.)

The State of South Carolina }
ANDERSON COUNTY

Probate

PERSONALLY appeared before me Ruth E. Fant and made oath
That he saw the within named Udell Gibson
sign, seal and as his act and deed deliver the within written deed, and that he with William
L. Thompson witnessed the execution thereof.

Sworn to before me this 27th day
of July A. D. 19 72
William L. Thompson
Notary Public for South Carolina
My Commission Expires: 12-21-80

Ruth E. Fant

The State of South Carolina }
ANDERSON COUNTY

NO RENUNCIATION OF DOWER - MORTGAGOR
SINGLE

I, _____, 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 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 _____
_____ (L.S.)

Notary Public for South Carolina
Recorded January 18, 1973 at 1:05 PM. #20306