TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said

Domestic Loans of Greenville, Inc. their successors

AND We do hereby bind our selves and our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said mortgagee

Domestic Loans of Greenville, Inc. their successors and assigns, from all persons whomsoever claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said mortgagor shall keep the buildings erected, or to be erected on said premises, insured against loss or damage by fire in the sum of $ [illegible] dollars, for an amount not less than Two Thousand Seven Hundred [illegible] dollars, in such company or companies as shall be approved by the said mortgagee, and shall deliver the policy or policies evidencing such insurance to the said mortgagee, Domestic Loans of Greenville, Inc. their successors [illegible]

AND IT IS AGREED, by and between the said parties, that if the said mortgagor shall fail to pay all taxes and assessments upon the said premises when the same become due and payable, or to keep the said premises insured as herein stipulated, then the said mortgagee may do the same or any part thereof, and the sum so paid, with interest thereon, from the date of such payment, [illegible] mortgagee for the sum so paid, with interest thereon, from the date of such payment.

AND IT IS AGREED, by and between the said parties, that upon any default being made in the payment of any interest or principal due on the said debt, or of the insurance premiums, or of the taxes, or of the assessments, [illegible] or in any other of the conditions of this mortgage, [illegible] the whole of the said debt, principal and interest, shall immediately become due at the option of the said mortgagee, [illegible] or assigns, although the period for the payment of the said debt may not then have expired.

AND IT IS AGREED, That if the holder of the debt secured hereby is compelled to pay any taxes upon the said premises by reason of the mortgage, then, and in that event, unless the said taxes are paid by some party other than the said debtor, the whole unpaid amount of the debt secured, or intended to be secured, shall forthwith become due at the option of the said mortgagee, as aforesaid or assigns, although the period for its payment may not then have expired.

AND IT IS AGREED, by and between the said parties, that, should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event, the said mortgagee, as foresaid or assigns, shall have the right to have a Receiver appointed of the rents and profits of the above described premises, with power to forthwith lease out the said premises anew if he should so elect, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as Receiver, shall apply the residue of the said rents and profits towards the payment of the debts secured hereby.