

And the said mortgagor, agree to insure the house and buildings on said lot in a sum not less than -----FOUR THOUSAND----- (\$4,000.00 ---) Dollars Fire insurance, with extended coverage or wind storm, in a company or companies acceptable to the mortgagee, and to keep same insured from loss or damage by fire or windstorm, and do hereby assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in its name and reimburse for the premium and expense of such insurance under this mortgage, with interest.

And if at any time part of said debt, or interest thereon, be past due and unpaid, Mortgagors hereby assign the rents and profits of the above described premises to said mortgagee, or its successors 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 thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; 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 to these Presents, that if we the said mortgagors, 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 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 said mortgagor to hold and enjoy the said Premises until default of payment shall be made.

WITNESS our hands and seals, this 17th day of September in the year of our Lord one thousand, nine hundred and Eighty and in the ~~two hundred and~~ Two Hundred Fourth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Jasper C. Moore
S. Dennis Sims

Robert Russell Phillips (L. S.)
ROBERT RUSSELL PHILLIPS
Mollie Craft Phillips (L. S.)
MOLLIE CRAFT PHILLIPS
(L. S.)
(L. S.)

THE STATE OF SOUTH CAROLINA
GREENVILLE

County } Mortgage of Real Estate

PERSONALLY appeared before me JASPER C. MOORE and made oath that he saw the within named Robert Russell Phillips and Mollie Craft Phillips sign, seal and as their act and deed deliver the within written deed, and that he with the other witness subscribed above witnessed the execution thereof.

SWORN TO before me this 17th day of September A. D. 19 80
S. Dennis Sims (L. S.)
Notary Public for South Carolina
My Commission Expires: 3-23-82

Jasper C. Moore

THE STATE OF SOUTH CAROLINA
GREENVILLE

County } Renunciation of Dower.

I, G. Dennis Sims, do hereby certify unto all whom it may concern that Mrs. Mollie Craft Phillips the wife of the within named Robert Russell Phillips 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 The Palmetto Bank, its successors

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 17th day of September A. D. 1980
S. Dennis Sims (L. S.)
Notary Public for South Carolina
My Commission Expires: 3-23-82

Mollie Craft Phillips
MOLLIE CRAFT PHILLIPS

RECORDED SEP 17 1980 at 4:23 P.M.

8673

4328 RV-2