

And the said mortgagee shall cause to be placed on the above described premises and building thereon a sum not less than **One Hundred Thousand** (\$100,000.00) Dollars life insurance, with extended coverage of wind storm, in a company of good standing acceptable to the mortgagee, and to keep same insured to the end of the term of the mortgage and to hereby assign the policy of insurance to the said mortgagee, and that in the event that the mortgagee 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 just due and unpaid, hereby assign the rents and profits of the above described premises to said mortgagee, or its successors, 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 mortgagee, 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 mortgagee will be allowed to hold and enjoy the said Premises until default of payment shall be made.

WITNESS our hands and seals, this **Twenty Second** day of **August** in the year of our Lord one thousand, nine hundred and **Eighty Three** and in the ~~100~~^{Two} hundred and **Eighth** year of the Independence of the United States of America.

Signed sealed and delivered in the presence of

X *[Signature]*
X *[Signature]*

X *Boney P. Nodine* (L. S.)
Boney P. Nodine (L. S.)
X *Marjorie G. Nodine* (L. S.)
Marjorie G. Nodine (L. S.)

NORTH
THE STATE OF ~~SOUTH~~ CAROLINA
POLK County

Mortgage of Real Estate

PERSONALLY appeared before me R. Jay Foster and made oath that he saw the within named Boney P. Nodine and Wife, Marjorie G. Nodine sign, seal and as their act and deed deliver the within written deed, and that he with A. Kay McCall witnessed the execution thereof.

SWORN TO before me this 22nd day of August A. D. 1983
A. Kay McCall (L. S.)
Notary Public for South Carolina

X *[Signature]*
Witness

My Commission Expires: 11-6-83

NORTH
THE STATE OF ~~SOUTH~~ CAROLINA
POLK County

Renunciation of Dower.

I, A. Kay McCall do hereby certify unto all whom it may concern that Mrs. Marjorie G. Nodine the wife of the within named Boney P. Nodine 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 whatsoever, renounce, release and forever relinquish unto the within named N.C.N.B. NATIONAL BANK OF NORTH CAROLINA, 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 22nd day of August A. D. 1983
A. Kay McCall (L. S.)
Notary Public for South Carolina

X *Marjorie G. Nodine*
Marjorie G. Nodine

My Commission Expires: 11-6-83

8980

1522 864