

And the said mortgagors agree to insure the house and buildings on said lot in a sum not less than One Hundred Thirty-one Thousand and no/100 (\$131,000.00)-----Dollars

in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire, and/or extended coverage; and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagors shall at any time fail to do so, then the said mortgagee may cause the same to be insured in

its name and reimburse it

for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, we

hereby assign the rents and profits of the above described premises to said mortgagee, or its

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 mortgagors to hold and enjoy the said Premises until default of payment shall be made.

WITNESS our hand and seal, this 11th day of MAY in the year of our Lord one thousand, nine hundred and Eighty-four and in the one hundred and eighth year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

R. Anderson Haynes witness Katherine M. Wall witness

Thomas C. Perraut (L.S.) Pamela M. Perraut (L.S.)

The State of North Carolina POLK County.

Mortgage of Real Estate

PERSONALLY appeared before me R. Anderson Haynes and made oath that he saw the within named Thomas C. Perraut and Pamela M. Perraut sign, seal and as their act and deed deliver the within written deed, and that with Katherine M. Wall witnessed the execution thereof.

SWORN TO before me this 11th day of May of Katherine M. Wall

R. Anderson Haynes

Notary Public for South Carolina My Commission Expires: 10/7/88

The State of North Carolina POLK County.

Renunciation of Dower.

I, Katherine M. Wall, do hereby certify unto all whom it may concern that Mrs. Pamela M. Perraut the wife of the within named Thomas C. Perraut 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 NCNB National Bank of North Carolina, its successors

Heirs 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 11th day of May A.D. 1984 Katherine M. Wall (L.S.)

Pamela M. Perraut

Notary Public for South Carolina My Commission Expires: 10/7/88

Recorded May 15, 1984 at 4:17 P/M

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STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX MAY 15 84 52.40

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