in letting any nontarnished building, which are or shall be attached to the building covered by these to be incorrect and an accession to the freehold and a part of the realty as between the parties het or under them, and shall be deemed to be part of the security for the indebtedness hereto mentioned TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its sadministrators and assigns, to warrant and forever defend, all and singular, the said premises unto tadministrators and assigns, and all other persons whomeoever, lawfully claiming, or to claim, the	nting fixtures and appurtenances, and all such other goods and effects as are ever furnished by a landlord presents, by nails, screws, bolts, pipe connections, masonry or in any manner, are and shall be deemed teto, their heirs, executors, administrators, successors and assigns and all persons claiming by, through, and to be covered by this mortgage.  and to be covered by this mortgage.  the mortgager does hereby bind himself, his heirs, executors, the mortgager, its successors and assigns, from and against the mortgagor, his heirs, executors,
representatives, successors and assigns (either voluntary by act of the parties, or involuntary by oper and be harding upon the heirs, executors, administrators, and assigns of the mortgager and by any agent, a or requires, the singular number as used throughout this instrument shall include the pleast, and the 2. Where, by the terms and conditions of the said note or of this instrument, a day or the stated energy into the consideration, and is of the essence of the entire contract.  3. That the mortgagor is lawfully sched of the property hereinabove described in fee simple said premises are free and clear of all liens and encumbrances whatsoever, except this moregage, or a necruing.	me is fixed for the payment of any money or the performance of any obligation or agreement, the time ple absolute, and has good, right and lawful authority to sell, convey or encumber the same, and that my suits affecting the same, and that all taxes and assessments have been paid, except those hereafter
upon said lands, and all equipment and personally herein mortgaged, against loss or damage by fire such amounts and in such company or companies as shall be satisfactory to the mortgage, the loss, assign and deliver to the mortgage said policy or policies of insurance under a mortgage clause in premiums for such insurance; and if additional insurance is taken out on the property, that all policipolicy, in the event any sum of moncy becomes payable under such policy or policies, the mortgagee whether due or not, and in the manner it may determine, or to permit the obligor to receive and uparposes, without thereby waiving or impairing any equity or statutory right under or by virtue of 5. If required by the mortgagee, the mortgager shall procure and deliver, or cause to be delive.	nortragee, its successors or assigns, all buildings or improvements now or hereafter creeted or situated (and by casualty, including tornado, windstorm or hail, if required by the mortgagee), in such form, if any, to be payable to the mortgagee, as its interests may appear at the time of the loss, and shall orm satisfactory to the mortgagee, with premium paid thereon, and shall promptly pay when due all less for same shall be delivered to said mortgagee, its successors or assigns, the same as in the required shall have the option to receive and apply the same on account of the indebtedness hereby secured, see it, or any part thereof, for the purpose of rebuilding or repairing the damaged premises, or for other this lien.  1. The mortgagee title insurance for the benefit of the mortgagee, in such amount as requested by met and guaranteeing that the property hereinabove described is owned by the mortgagor in fee simple
absolute, free and clear of all liens except the mortgage securing this loan, and the taxes hereafter ac or when demanded by the mortgagee; and upon his failure so to do, the mortgagee may procure such i. 6. The mortgager covenants and agrees to pay all and singular the taxes, assessments, levic and deliver the official receipts therefor to the Corporation, or a certificate signed by each taxing of for the current year; and if the same be not promptly paid the Home Owners' Loan Corporation, its to forcelose or any right hereunder, and every payment so made shall bear interest from the date the T. It is further covenanted and agreed that the mortgagor will keep all buildings, fixtures are, and likewise will keep in good condition any buildings, fixtures or other improvements that shinds himself not to creet, or permit to be creeted, any new buildings on the premises bereia mortga	cruing, and shall pay the premiums for such insurance at the time of the consummation of this loan, nsurance.  s. liabilities, obligations and encumbrances of every nature on said described property each and every, ficial to whom any such taxes shall be payable, that all taxes due to be paid said official have been paid logal representatives or assigns, may at any time pay the same without waiving or affecting the option error at the rate of six $(6^{\prime})$ per cent, per annum, or other improvements of any kind or nature now on said property in as good condition as they now should hereafter, with the consent of the mortgagee, be erected and placed thereon; and the mortgagor god, nor to add to, or permit to be added to, any existing improvements thereon, without the written
part thereof, or the destruction or removal from said property of any building, fixtures, or other im or any part thereof, whereby the value of the said mortgaged property shall be impaired or weaken note and mortgage shall immediately become due and collectible, at the option of the holder there 8. If the mortgagor shall fail to procure and maintain insurance on said property, as here shall fail to pay any taxes as and when the same shall become due and payable, as herein agreed; or thereon, in good order and condition, then, in such event, the mortgagor may, at its election, procured by the mortgagor, and may pay any taxes, liens, assessments or amount which should, and repairs necessary to place and keep the building and improvements on said lot in good order and co assessment. Judgments or other encumbrances or repairs shall be added to the principal debt hereby	cin agreed, or after procuring the same shall fail to pay the premium therefor; or if the mortgagor if the mortgagor shall fail to keep the buildings or improvements now on said lot,, or hereafter placed ure such insurance and pay the premium thereon, and may pay any unpaid premium for insurance er the terms of this instrument, be paid by the mortgagor, and may make, or cause to be made, any miltion; and any sum so paid or advanced by the mortgagoe for insurance premiums, taxes, liens, secured, and shall become part thereof, and the repayment thereof, with simple interest from the date
mortgagee shall be subrogated to all rights of the person or persons to whom such payments may its right to foreclose, or any other right which it has under the note and mortgage.  9. The mortgagor hereby agrees to pay, all and singular, any costs, charges and expenses, assigns, because of the failure on the part of the mortgagor, his heirs, executors, administrators or as covenant of said promissory note and this mortgage, or either, and upon his failure so to do, any sur this mortgage.  10. It is further covenanted and agreed, that in the event the premises hereby mortgaged, any and all damages awarded for the taking of, or damages to, said premises, or any part thereof note and mortgage, and may be applied upon the payment, or payments, last payable thereon.	instrument in the same manner and to the same extent as the original debt hereby secured; and the be made. Any of said payments shall be optional with the mortgagee, and without waiving or affecting including attorney's fees, reasonably incurred or paid at any time by the mortgagee, its successors or signs to perform, comply with and abide by each and every stipulation, agreement, condition and as so expended may be added to the debt hereby secured and the mortgagee may reimburse itself under or any part thereof, shall be condemned and taken for public use under the power of eminent domain, a shall be paid to the mortgagee, its successors or assigns, up to the amount remaining unpaid on the
11. It is further covenanted and agreed, that should any proceedings be commenced for the mortgagee may, at its option, immediately declare its lien and the note which it secures due and premises.  12. PROVIDED, ALWAYS, NEVERTHELESS, And it is the true intent and meaning of the mortgagee, its successors or assigns, the said debt or sum of money, with interest thereon, if any she intent of said note and this mortgage, then this mortgage shall cease, determine and be utterly null at interest within ninety days after the same becomes due and payable, or shall fail to procure and reby him or the mortgagee when and as the same becomes due and payable, or shall fail to pay any tax or when the same shall become due and payable, or shall fail to reimburse the mortgage for any and ments on said land are not kept in as good condition as they now are, or the mortgagor shall erect or if injury or waste is committed or permitted to or on said property, or the buildings or improve without the consent in writing of the mortgagee, all in accordance with the covenants herein contains.	he foreclosure of any second mortgage or other lien affecting the premises covered by this mortgage, payable, and start such proceedings as in its judgment may be necessary to protect its interest in the parties to these presents, that if the mortgagor shall well and truly pay, or cause to be paid, unto the all be due, and shall perform all the agreements, conditions, covenants and terms according to the true and void. But if the mortgagor shall fail to promptly and fully pay any installment of principal or maintain insurance on the buildings on said land, or to pay the premium on any insurance procured xxs, liens, assessments or amounts mentioned herein or constituting a part of the debt secured, before mounts paid on his behalf when the same shall be demanded; or if the buildings and/or other improvements are removed from or changed on said property, ements thereon, or any fixtures or improvements are removed from or changed on said property, or if the mortgagor shall fail to keep, observe or perform or shall violate any of these, or any ecures, the whole amount of said debt, at the option of the mortgages, shall become due and collectible
at once, anything hereinbefore or in said obligation contained to the contrary notwithstanding. A successors or assigns, and the said mortgager doth hereby empower and authorize the said mortgage appurtenances, at public auction or vendue at the door of the Court House in the County aforesaid, having been first given once a week in some newspaper published in said County, at which sale they to make and execute to the purchaser, or purchasers, his, her or their heirs and assigns forever, a cof dower, and all and any other encumbrance, subsequent to this mortgage; and after deducting from all sums paid out by the mortgagee hereunder, not exceeding ten (10%) per cent. attorney's feet to the rights of the holder of any subsequent lien or encumbrance on the said premises who may give over-plus to the said mortgagor. But if the said proceeds shall be insufficient to pay the said debt, in becoming the purchaser of the premises. The completion of said sale, by conveyance, shall entitle thim, shall then become and be tenants holding over; and shall forthwith deliver possession to the pu	And upon said doth being due and collectible, it shall and may be lawful for the said mortgagee, its en, its successors or assigns, to grant, bargain, sell, release and convey the said premises, with the to the highest bidder, for cash, three week's previous notice of the time, place and terms of sale y, or any of them, shall have the right to become purchasers of the said premises, and on such sale onveyance in fee of the said premises, freed and discharged from all equity of redemption and right om the proceeds of said sale all taxes due thereon, the principal and interest due on said debt, and any s, premiums of insurance, and any costs and charges of the said sale, then to hold the over-plus subject express notice in writing of his holding the same; and if no such claim be made, then to pay such interest, taxes, fees, costs and charges, the amount unpaid shall not be extinguished by the mortgagee he purchaser to immediate possession of the premises, and the mortgager, or any person holding under rehaser at such sale, or be summarily dispossessed. In case of sale by any corporation as mortgagee or t. Manager or Agent of said corporation, as attorney in fact. The power and agency hereby granted
are coupled with an interest, and are irrevocable by death, or otherwise, and are granted as cumulat  13. The mortgagor represents and declares as a condition hereof and as a part of the consider, trators, and executors all rights that now exist or that may hereafter exist under the laws of the Sta foreclosure sale thereof, and agrees to pay the full amount of the indebtedness secured hereby, and to of the property herein described, without requiring an appraisal of the property herein described, alleged true value of said land, or for any reason.  14. And the said mortgagor doth, as additional security, hereby assign, set over and transfer to unpaid or uncollected and that accrue or fall due from and after any default by mortgagor hereunde or after the service of a summons in any action of foreclosure to which said mortgagee may be parti-	ive to the remedies for collection of said indebtedness provided by law, ation for the loan secured hereby, that he does hereby waive and renounce for himself, his heirs, administe of South Carolina to require an appraisal of the property herein described, before or after the full amount of the deficiency in the payment thereof that may be established by the foreclosure sale titter before or after the foreclosure sale thereof, and without any defense or set-off because of the the said mortgagee, all of the rents, issues and profits of the said mortgaged premises that may be read mortgagee, all of the rents, issues and profits of the said mortgaged premises that may be read mortgaged or violation of any agreement, condition, covenant or term of the note or mortgage, and the holder of this mortgage shall be entitled to the appointment of a receiver for such rents in to rent out the premises; all without consideration of the value of the mortgaged premises, as security
15. In the event said debt, or any part thereof, is established by or in any action for foreclos or so much thereof as shall be unpaid, a reasonable sum, not exceeding ten (10%) per cent upon the a judgment of foreclosure recovered.  16. All rights and powers herein conferred are cumulative of all other remedies and rights at 17. In case of error or omission in this mortgage or the note which it secures, a mortgage or 18. It is further covenanted and agreed that any waiver by the mortgage of any agreement, as a waiver of the act at any subsequent time, or of any similar or other act or acts of commission or contrage shall be made; however, any agent or representative of the mortgage may enter upon said pmortgages.  20. The mortgagor agrees that in the event the ownership of the mortgaged premises, or an and assigns, may, without notice to the mortgagor, deal with such successor or successors in interest mortgagor, without in any way vitating or discharging the mortgagor's liability hereunder or upon	sure of this mortgage, the mortgagee may also recover of the mortgager, in addition to the said debt amount due, for attorney's fees, which shall be secured by this mortgage and shall be included in any lowed by law and may be pursued concurrently.  The same are also as the same, dated as of this date, will be promptly executed by the mortgager, condition, stipulation or covenant of this instrument, or any violation thereof, shall not be construed omission at that time or at any subsequent time.  The installments, as provided in said note, or breach of any of the covenants or conditions of this premises at any time for the purpose of inspecting same, or for any other purpose desired by the many part thereof, becomes vested in a person other than the mortgager, the mortgagee, its successors at with reference to the mortgage and the debt hereby secured, in the same manner as with the on the debt hereby secured. No sale of the premises hereby mertgaged and no forbearance on the part on of the time for the payment of the debt hereby secured given by the mortgagee or its assigns shall
WITNESS my hand and seal this 23rd day of Janua	in the year of our Lord one thousand nine hundred and
year of the Sovereignty and independence of the United States of America.	and in the one nundred and
Signed, Sealed and Delivered in the Presence of:  Ben C. Thornton,	H. P. Worth (Seal)
J. L. Love,	(Seal)
THE STATE OF SOUTH CAROLINA.	
	, Notary Public of South Carolina, personally appeared
Ben C. Tnornton,  and made oath that he sign, seal and, as not and deed, deliver the within written deed, for the uses and r	saw the within named  H. P. Wortn
J. L. Love	witnessed the execution thereof, and subscribed their names as witnesses thereto.
SWORN to and subscribed before me, this  January  J. L. Love  Notary Public of South Carolina.  24tn  (L. S.)	Ben C. Thornton
Notary Public of South Carolina. (L. S.)	)
County of Greenville RENUNCIATION OF DOWER	
Elizabeth C. Worth	, Notary Public of South Carolina, do hereby certify unto all whom it may concern, that Mrs. the wife of the within named H. P. Wortn,
Did this day appear before me, and, upon being privately and separately examined by me, did declar whomsoever, renounce, release, and forever relinquish unto the within named HOME OWNERS' LOA claim of dower, of, in or to all and singular the premises within mentioned and released.	e that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons N CORPORATION, its successors and assigns, all her interest and estate, and also all her right and
GIVEN under my Hand and Seal, this 24tn day of January 19 35	Elizabeth C. Worth
J. L. LOVE  Notary Public of South Carolina.  (L. S.)	
Recorded January 31st 35 at 9:30	o'clock M.