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	MORTGAGE OF REAL ESTATE
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ب	AND the said Mortgagor fu ties and contingencies, in such man
۲. ص	ties and contingencies, in such mar constantly assigned or pledged to the same. In the event the Mortga the said Mortgagee, or fail to pay this mortgage and repaid by the Mortgage
<u>Ω</u>	this mortgage and repaid by the Minterest and insurance premium with anything herein to the contrary note.
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th	AND should the Mortgagee retained and applied by it toward parties to repair said buildings or t secured thereby before such damag
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July .	AND it is further covenante tion, or changing in any way the li- of the principal sum secured by the
the	AND it is further covenant the owner of record of said mortga mortgaged premises, shall be suffic
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C	AND it is further covenante said mortgaged premises or any pa with any expenses attending the same shall be a lien on the salests. become due and payable for
gua	elects, become due and payable for forever warrant said title.
 i	AND the said Mortgagor fu and agreements herein contained,
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a T	IN WITNESS WHEREOF,
s, and	in the year of our Lord one thousar year of the Independence of the Un
	Signed, sealed and delivered in the
SOLS	Edith Murra
8	J. LaRue Hi
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Or	do hereby certify unto all whom it
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0	STATE OF SOUTH CAROLINA,
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.e.	TOR VALUE RECEIVED
pe 1	without recourse.
u	DATED this 14th
O	Un the Presence of

Juanita Bryson

AND the said Mortgagor further covenants and agrees to keep the buildings on said premises constantly insured for the benefit of the Mortgagee, against loss by fire, tornado and such other casualies and contingencies, in such manner and in such companies and for such amounts as may be satisfactory to the Mortgagee, until the debt hereby secured is fully paid. And will keep such policies constantly assigned or pledged to the Mortgagee and deliver renewals thereof to the said Mortgagee one week in advance of the expiration of the same, marked "PAID" by the agent or company issuing the same. In the event the Mortgagor, his heirs, executors, administrators, successors or assigns, shall for any reason fail to keep the said premises so insured or fail to deliver the policies of insurance to the said Mortgagee, or fail to pay the premiums thereon, the Mortgagee, if it so elects, may have such insurance written and pay the premiums thereon, and any premiums so paid shall be secured by his mortgage and repaid by the Mortgagor, his heirs, executors, administrators, successors or assigns, within ten days after payment by the Mortgagee. In default thereof, the whole principal sum and interest and insurance premium with interest on such sum paid for such insurance from the date of payment may be and shall become due at the election of the said Mortgagee, its successors or assigns, mything herein to the contrary notwithstanding.

AND should the Mortgagee, by reason of any such insurance against loss as aforesaid, receive any sum or sums of money for any damage to the said building or buildings, such amount may be etained and applied by it toward payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said Mortgagor, his successors, heirs or assigns, to enable such sarties to repair said buildings or to erect new buildings in their place, or for any other purpose or object satisfactory to the Mortgagee, without affecting the lien of this mortgage for the full amount ecured thereby before such damage or such payment over, took place.

AND it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law deducting any lien thereon from the value of land, for the purpose of taxaion, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage, or the manner of the collection of any such taxes, so as to affect this mortgage, the whole
of the principal sum secured by this mortgage, together with the interest due thereon, shall, at the sption of the said Mortgagee, without notice to any party, become immediately due and payable.

AND it is further covenanted and agreed that the mailing of a written notice and demand by depositing it in any post-office station, or letter-box, enclosed in a postpaid envelope addressed to he owner of record of said mortgaged premises, and directed to said owner at the last address actually furnished to the holder of this mortgage, or in default thereof, directed to said owner at said nortgaged premises, shall be sufficient notice and demand in any case arising under this instrument, and required by the provisions thereof or the requirements of the law.

AND it is further covenanted and agreed by said parties that in default of the payment by said Mortgagor of all or any taxes, charges and assessments which may be imposed by law upon the said mortgaged premises or any part thereof, it shall and may be lawful for the said Mortgagee, its successors, legal representatives, and assigns, to pay the amount of any such tax, charge or assessment with any expenses attending the same; and any amounts so paid, the Mortgagor shall repay to the said Mortgagee, its successors, legal representatives or assigns, on demand, with interest thereon, and the same shall be a lien on the said promises and be secured by the said bond and by these presents; and the whole amount hereby secured, if not then due, shall thereupon, if the said Mortgagee so elects, become due and payable forthwith. And the said Mortgagor does further covenant and agree that he will execute or procure any further necessary assurance of the title to said premises and will covere warrant said title.

AND the said Mortgagor further covenants and agrees, should the said obligation be placed in the hands of an attorney for collection, by suit or otherwise, in case of any default in the covenants and agreements herein contained, to pay all costs of collection and litigation, together with a reasonable attorney's fee, and the same shall be a lien on the said premises and be secured by this mortgage, and payment thereof enforced in the same manner as the principal obligation.

IN WITNESS WHEREOF, the Mortgagee has hereunto set his hand and seal this 14th For paragraph See: other side March, Signed, sealed and delivered in the presence of Ernest F. McDuffie (LS) Edith Murray J. LaRue Hinson STATE OF SOUTH CAROLINA. RENUNCIATION OF DOWER COUNTY OF GREENVILLE, J. LaRue Hinson, a Notary Public for South Carolina do hereby certify unto all whom it may concern, that Mrs. Betty R. McDuffie the wife of the within named Ernest F. McDuffie did this day appear before me, and upon being privately and separately examined by me, did declare that ____She do _8____ freely, voluntarily, and without any compulsion, dread or fear of any Right and Claim of Dower of, in or to all and singular the premises within mentioned and released. my hand and seal, this 14th Betty R. McDuffie ____, A. D. 19**47** J. LaRue Hinson Notary Public for South Carolina. STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE. Personally appeared before me_____Edith Murray______ and made oath that he saw the above named Ernest F. McDuffie sign, seal and as his act and deed deliver the above written mortgage for the uses and purposes therein mentioned, and that the with J. Ia Rue Hinson 14th before in Edith Murray _____, A. D., 19.4.7 March____ J. La Rue Hinson Notary Public for South Carolina. STATE OF SOUTH CAROLINA, X COUNTY OF GREENVILLE. Personally appeared before me_____ and made oath that he saw_____ _____sign, affix the corporate seal of the above named and as the act and deed of said corporation deliver the above written mortgage, and that he with SUBSCRIBED and sworn to before me this. Notary Public for South Carolina. 1947 at 3:00 o'clock March 14th Recorded STATE OF SOUTH CAROLINA. ASSIGNMENT COUNTY OF GREENVILLE. FOR VALUE RECEIVED C. Douglas Wilson & Co., hereby assigns, transfers and sets over to Metropolitan Life Insurance Company the within mortgage and the note which the same secures DATED this 14th day of March 1947 O Win the Presence of: C. DOUGLAS WILSON & CO. J. LaRue Hinson Sidney M. Wilson Secretary

Assignment Recorded March 14th 1947 at 3:00 o'clock Pan. By:EC