

MORTGAGE OF REAL ESTATE—GREM 7a.

/and such other casualties and contingencies, #-----/-----/-----/

AND the said Mortgagor further covenant and agree to keep the buildings on said premises constantly insured for the benefit of the Mortgagee, against loss by fire and tornado, 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

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AND should the Mortgagee, by reason of any such insurance against loss by fire or tornado as aforesaid, receive any sum or sums of money for any damage by fire or tornado to the said building or buildings, such amount may be retained 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 parties 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 secured thereby before such damage by fire or tornado, 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 of the State of South Carolina deducting from the value of land, for the purpose of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for State or local purposes, 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 option 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 the 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 mortgaged 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 the said Mortgagor further covenant and agree 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 Mortgagor hereunto set his hand and seal this 2nd day of July

in the year of our Lord one thousand nine hundred and Forty-Seven, and in the one hundred and Seventy-First year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Rachel Durham Franklin T. Hester (LS)
J. LaRue Hinson Pauline C. Hester (LS)

STATE OF SOUTH CAROLINA, } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE. }

I, J. LaRue Hinson, a Notary Public for South Carolina

do hereby certify unto all whom it may concern, that Mrs. Pauline C. Hester

the wife of the within named Franklin T. Hester

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 C. Douglas Wilson & Co.,

its successors and assigns, all her interest and estate, and also all her Right of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal, this 2nd

day of July, A. D. 1947 Pauline C. Hester

J. LaRue Hinson (L. S.) Notary Public for South Carolina.

STATE OF SOUTH CAROLINA, } ss.:
COUNTY OF GREENVILLE. }

Personally appeared before me Rachel Durham

and made oath that he saw the above named Franklin T. Hester & Pauline C. Hester

sign, seal and as their act and deed deliver the above written mortgage for the uses and purposes therein mentioned, and that he with J. LaRue Hinson

witnessed the due execution thereof.

SWORN to before me this 2nd

day of July, A. D., 1947 Rachel Durham

J. LaRue Hinson (L. S.) Notary Public for South Carolina.

STATE OF SOUTH CAROLINA, } ss.:
COUNTY OF GREENVILLE. }

Personally appeared before me

and made oath that he saw

as 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 witnessed the execution thereof.

SUBSCRIBED and sworn to before me this

day of, A. D., 19

Notary Public for South Carolina. (L. S.)

Recorded July 2nd 1947 at 10:00 o'clock A.M. By: EC

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 without recourse.

DATED this 2nd day of July, 1947

In the Presence of Bessie C. Robinson BY: Jack W. Barnett (L.S.) Assistant Secretary

J. LaRue Hinson By Treasurer.

Vertical text on the left margin: "Mortgagee shall include the heirs, executors, administrators, successors, and assigns of the party or parties so designated."