And jeed mortgagers agrees to keep the building and improvements now standing or hereafter erected upon the mortgaged presents said and application. Structures in the depter of the particle of the property and an application of the particle of the mortgages may from time to time require, all such insurance to be in in forms, in companies and in some that less than sufficient to avoid any claim on the part of the insurers for co-fearance) action to the mortgages; that all insurance policies shall be held by and shall be for the benefit of and first payable in case of loss to the mortgages, and that at least fifteen days before the empiration of each such policy, a new and realisated policy to false the place of the one so expiring shall be delivered to the mortgage. The mortgager hereby assigns to the mortgages all moneys recoverable under each such policy, and agrees that in the event of a loss the amount collected under any policy of insurance on said property may, at the option of the mortgages all moveys recoverable under as mortgages, be applied by the mortgages upon any indebtedness and or collection secured hereby and in such order as mortgages may determine; or said amount or any portion thereof may, at the option of the mortgage, either be used in replacing, regaining or restoring the improvements partially or totally destroyed to a condition satisfactory to said mortgages, or be released to the mortgager in either of which events the mortgages shall not be obligated to see to the proper application thereof; nor shall the amount so released or used be deemed a payment on any indebtedness secured hereby. The mortgage, hereby appoints the mortgage may came the same to be insured and reinhourse stead of the foreclosure proceedings.

In case of default in the resuman, with interest, under this mortgage; or the mortgages at its election may on such failure declare the debt due and institute foreclosure proceedings.

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due, or in the case of failure to keep insured for the benefit of the mortgages the houses and buildings on the premises against fire and such other hazards as the mortgages may require, as herein provided, or in case of failure to pay any taxes or assessments to become due on said preperty within the time required by law; in either of said cases the mortgages shall be entitled to declare the entire debt due and to institute foreclosure proceedings.

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 taxing any lien thereon, or changing in any way the laws in force for the taxtion 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 Mortgages, without notice to any party, become immediately due and payable.

And in case proceedings for foreclosure shall be instituted, the mortgagor agrees to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agrees that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits and apply the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for anything more than the rents and profits actually received.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the said mortgagor, does 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, and any and all other sums which may become due and payable hereunder, the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS ACREED by and between the said parties that said mortgagor shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders, and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise.

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March	in the year of our Lord	one thousand	, nine hundred	and sevent	y-two	and
in the one hundred a of the United States	nd ninety-sixth				year of the Independ	lence
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GREENVILLE	County	)				
ı, Willian	n V. Minton, Notary	Public	for S. C	•	, do here	by
certify_unto all whom i	it may concern that Mrs. Joyc	and the second s	ris			
the wife of the within	named John H. Norr	is, Jr.			did this day appe	car
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Crarenc	e H. Thomas, his			, beirs	, successors and assign	ns,
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dref Merch		(	Juse	- W. D	/erris	
Willem	(1)				f	

ic for South Carolina

Recorded March 28, 1972 at 3:15 P. M., #25930

Commission expires:/2/6-80

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