The mortgagor does hereby covenant and agree to procure and maintain insurance in the amount of not less

than bal. due under this lien dollars, against all loss or damage by fire, in some insurance company acceptable to the mortgagee herein, upon all buildings now or hereafter existing upon said real estate, and to assign such insurance to the mortgagee as additional security, and in default thereof said mortgagee may procure and maintain such insurance and add the expense thereof to the face of the mortgage debt as a part of the principal and the same shall bear interest at the same rate and in the same manner as the balance of the mortgage debt and the lien of the mortgage shall be extended to include and secure the same. In case said mortgagor shall fail to procure and maintain (either or both) said insurance as aforesaid, the whole debt secured hereby shall, at the option of the mortgagee, become immediately due and payable, and this without regard to whether or not said mortgagee shall have procured or maintained such insurance as above permitted.

Mortgagor does hereby covenant and agree to pay promptly when due all taxes and assessments that may be levied or assessed against said real estate, and also all judgments or other charges, liens or encumbrances that may be recovered against the same or that may become a lien thereon, and in default thereof said mortgagee shall have the same rights and options as above provided in case of insurance.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, Mortgagor Adger L. Henderson and Teresa M. Henderson hereby assigns the rents and profits of the above described premises to the said mortgage e, or Successors KKK, 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 thereof (after paying costs of collection) upon said debt, interest, cost of expense; 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 of these Presents,

that if, the said mortgagor, do and shall we gagee the debt or sum of money aforesaid, with interemeaning of said note, then this deed of bargain and said therwise to remain in full force and virtue.	st thereon, ii le shall ceas	e, determine, a	nd be utterly null and void,
AND IT IS AGREED by and between the said part	ies that said	mortgagor,	shall be allowed
to note and enjoy the out-	•		
WITNESS our hand and seal S, this	26th	day of	Octobel
in the year of our Lord one thousand, nine hundred and Eighty-Four			
in the two-hundred and Nineth United States of America.			_ year of the Independence of the
Signed scaled and delivered in the presence of)		
Jank Yeorge	X Ad 90	erleehe	hderson (L.S.)
Jank Deorge	x Jaros	a Hen	denson (L. s.)
portain way	.		(L. S.)
) 		(L. S.)
		=	
The State of South Carolina		P	robate
COUNTY OF ANDERSON			
PERSONALLY appeared before meFaye I	. George		and made oath
That She saw the within named Adger L.	Henders	on and Te	resa M. Henderson
sign, seal and as their and deed deliver the w	ithin written	deed, and that	s he with
Barbara W. Lee			itnessed the execution thereof.
Sworn to before me thisday of October, A. D., 19_84 Salvara W - Sec, A. S. Notary Public for South Carolina	Jai	je <i>K.</i>	Durg
My Commission Expites: 5/16/93			

13054

RECORDED OCT 31 1984 at 9.30 A.M.