AND it is further covenanted and agreed by the said parties that if default be made in the payment of the indebtedness as herein provided or of any part thereof, the Mortgagee shall have power to sell the premises herein described according to law; said premises may be sold in one parcel, any provision of law to the contrary notwithstanding. AND the said Mortgagor a 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 adjounts as any to satisfactory to the Mortgagee and deliver renewals thereof to the said Santh Corollar Security Company at its Office in Greenville, South Carolina, 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 S., the same the premiums thereon, the Mortgagor, or assigns, shall for any reason fail to keep the said premiums so insured or fail to deliver the policies of insurance to the said Mortgagor, or fail to pay the premiums thereon, the Mortgagor, if is o elects, may have such insurance written and pay the premiums thereon, and any premiums so paid shall be secured by this mortgage and repaid by the Mortgagor. In default thereof, the whole principal sum and interest and insurance premium with interest on such sum paid for insurance from the date of payment may be and shall become due at the election of the said Mortgagor, its successors or assigns, anything herein to the contrary notwithstanding. 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 said, such payment of the amount hereby secured; or the same may be paid over, either wholly or in part, to the said Mortgagor said, such payment over, 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 it is further covenanted and agreed by said parties that in default of the payment by said Mortgagor. S. 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 interes' thereon, and the same shall be a lien on the said premises 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 AND the said Mortgagor. E. 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, It I A STATE AND A STATE OF THE STATE Independence of the writed Signed sealed and delivered in the presence of RENUNCIATION OF DOWER STATE OF SOUTH CAROLINA, (COUNTY OF GREENVILLE the wife of the within named did this day appear before me, and upon being privately and separately est ever, renounce, release and forever relinquish unto the within named sand and and singular the premises within mentioned and released. GIVEN under my hand and seal, Notary Public for South Carolina STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE. SWORN STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE. 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 _____day of______, A. D., 19_____ Notary Public for South Carolina. (L. S.) Recorded Willy 50 ASSIGNMENT STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE. NTY OF GREENVILLE. C. Douglas Wilson & Co.

FOR VALUE RECEIVED God'h Randing the Change and the note which the same secures 6. Dauglas Hilson + 60. (2,8,) 30 Th day of 4 well , 193 7 DATED this.... In the Presence of: Presence of:

Flay Sechrest

By C. Douglas Hilson

Outrick C. Jant Treasure

Assignment Recorded July 30 Th

1937 at 5 o'clock O M