

AND I do hereby agree to pay all taxes and other governmental assessments on the property on or before the first day of January of each calendar year, and to satisfy the demands of the Citizens Building and Loan Association, Greer, S. C., its successors and assigns, that may become due under this mortgage have been paid in full and liquidated. I further agree that, in case of any other governmental assessments, the Mortgagee may, at his option, pay same and charge the amount thereof to my debt, and collect the same under this mortgage, with interest thereon.

And the Mortgagee, ~~800 days~~, hereby agrees upon demand of the Mortgagee, to pay, or before the 5th day of each succeeding month, together with all additional to the monthly payment of principal and interest above stated, a sum equal to one-twelfth (1/12th) of the annual taxes, assessments and insurance premiums, as estimated by the Mortgagee. The Mortgagee is further given to pay, or demand of any additional sums necessary to pay these items. It is further agreed that, by such additional payments, when so demanded by the Mortgagee shall become a part of, and additional to the monthly payments of principal and interest under the terms of this mortgage and the note secured thereby.

And it is further agreed that as soon as the condition for the sale herein is secured, that the Mortgagee shall keep the premises herein described in a good repair, and shall cause the same to be sold, the Mortgagee is successors and assigns, may enter upon said premises at any time and take all such actions as may be necessary, and charge the expense of such repairs to the mortgage debt and collect the same under the note and interest thereon.

And as additional and further security to the debt herein secured, I, the said Mortgagee, ~~and I do~~, hereby assign, set over and transfer to the said Citizens Building and Loan Association, Greer, S. C., its successors and assigns, all the rents and issues, coming from the said premises, retaining, however, the right to the retention of the said property and of the said rents and issues thereof, and the right to receive the payments herein set out, are not more than sixty (60) days in arrears, but if at any time the said debt, interest, tax, insurance premiums or taxes, shall be past due and unpaid, and the premises remain unoccupied, the Mortgagee may apply to any Circuit or County Judge of this State of Carolina, or otherwise, for the appointment of a Receiver to take charge of the said real property, to collect a reasonable rent thereof, and collect and apply the same, after payment of the costs and expenses of such a receiver, to the said debt, interest, taxes, fine, statute and assessments without secundum for anything more than the rents and profits actually received.

PROVIDED, ALWAYS, nevertheless, and on this express condition that if I, the said Mortgagee, ~~any~~ Lawyer or Legal Representatives, shall on or before the fifth day of each and every month from and after the date of these presents, pay or cause to be paid to the said Citizens Building and Loan Association, Greer, S. C., its successors or assigns, the monthly installments and other items as herein set out, until said debt, interest and amounts due thereon shall have been paid in full, then this deed of bargain and sale shall be and become null and void, whereupon, to remain in full force and virtue.

And it is further stipulated that the said Mortgagee, to hold and enjoy the said premises until default of payments shall be made, but upon default in the payment of other amounts herein stipulated for a period of sixty (60) days, then and in such event the said Association may, at its option, declare the whole amount hereunder at once due and payable, together with all costs and expenses, including a reasonable attorney's fee, and the right to foreclose this mortgage and sale the same for satisfaction thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the 24th day of July, in the year of our Lord One Thousand Nine Hundred and Seventy Five, and in the ~~State of South Carolina~~ Two Hundred and Sixty-Fourth year of American Independence.

Signed, Sealed and Delivered on the present by

Sandra S. McAbie
Theresa Stewart
Maurice T. Belue

Sandra S. McAbie
Theresa Stewart
Maurice T. Belue

State of South Carolina
COUNTY OF GREENVILLE

PERSONALLY appeared Sandra S. McAbie and made oath that she is the wife of the named Theresa Stewart sign, seal and ~~her~~ affiant and did deliver the within written Deed, and that deponent, together with Maurice T. Belue, witnessed the execution thereof.

SWORN TO before me the 24th day
of July, 1975

Sandra S. McAbie
Notary Public, State of South Carolina
My Commission Expires 5/1/79

Theresa Stewart

State of South Carolina
COUNTY OF GREENVILLE

NO DOWER-WIMAN GRANTOR

I, ~~Notary Public for South Carolina~~, do hereby certify unto all whom it may concern, that Mrs. Theresa Stewart, ~~the wife of the aforesaid~~, 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, bind or fear of any person or persons whom ever, renounce, release and forever relinquish unto the aforesaid named Citizens Building and Loan Association, Greer, S. C., its successors and assigns, all her right and estate, and also all her right and claim of dower of, next to all and singular the premises within mentioned, and released.

GIVEN under my hand and seal this 24th day
of July, 1975

Sandra S. McAbie
Notary Public for South Carolina
My Commission Expires 5/1/79

RECORDED JUL 25 1975 at 1:34 P.M. 24-58

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