(5) That it berety assigns all cents issues and profits of the montaged precises from any after any derivat hereunder, and agrees that, should legal proceedings be metalated pursuant to this instrument, any judge having purished in may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the execution of its trust as receiver, shall apply the residue of the rents, issues and profits charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits towards the approach of the data secured barelow. toward the payment of the del t secured hereby.

premises.

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the delte secured hereby or any part thereof be placed in the hards of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected here under.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortragor shall fully perform all the terms, conditions, and convenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and

(8) That 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(9) If the mortgagor should convey the property or any interest therein, to any other party without first obtaining written consent from the mortgagee, or should a creditor, receiver, or trustee in bankruptcy obtain any interest in the property or should any party obtain an interest by attachment or any means other than inheritance (or will), the entire principal balance with interest and service charge accuring thereon shall become immediately due and payable at option of the mortgager.

(10) Mortgagee shall be entitled to receive any sums which have been or may be awarded mortgager for the concemnation of the premises or any part thereof for public use and sums which may be awarded mortgager for damages caused by public works or construction on or near the premises. All such proceeds and awards are hereby assigned to mortgagee, and mortgager upon request by inortgagee agrees to make, execute and deliver any additional assignments or documents which may be necessary from time to time to enable mortgagee, at the option, to collect and receipt for same. Unless otherwise agreed, any sum received by mortgagee under the provisions of this paragraph shall be applied to the payment of principal, whether then matured or not, in the inverse order of the maturity

(11) If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due, mortgagee may pay the same, and mortgagor on demand will repay the amount so paid with interest thereon at the rate set forth in the note, and the same

VITNESS the Mortgagor's hand and se	al this 27th	day of	January	19 7	6	
IGNED, sealed and delivered in the pro			•		21	
D. J. Cartell			Frances M.	Thomas	1/ 2-1	> (SEAL)
Wastounce		_	Frances K.	Indias		(SEAL)
		_				(SEAL)
		_			·····	(SEAL)
STATE OF SOUTH CAROLINA	}		PROBATE			
eague sign was and as its act and deed	Personally appeared the deliver the within written	e undersig ten instrum	ned witness and mai tent and that (s)he, s	le oath that (with the other	she saw the s witness sub	within named mort- scribed above wit-
nessed the encution thereof.	day of January		1976 .0 /	Cat		
MATO	me	_:SEAL) _		CATE	<u> </u>	
Notary Public for South Carolina. My Commission Expires:	ក្រស់ ខែ	351	•			
STATE OF SOUTH CAROLINA)		RECESSARY -		NTOR	
COUNTY OF GREENVILLE	}		RENUNCIATION O	F DOWER		
examined by me, did declare that sile	nortgazor's) respectively does freely, voluntarily	y, did this y, and with	A	dread or fra	accione all he	on whomspever, re r interest and estate
ed wife (uives) of the above named nexamined by me, did declare that she nounce, release and forever relinquish and all her right and claim of dower. GIVEN under my hand and scal this day of	nortgazor's) respectively does freely, voluntarily	y, diff this y, and with and the modified the modified the	nay appear perific has out any compulsion, tgagee's(s) heirs or s premises within men	dirad or fea uncessors and tioned and rel	assigns, all he leased	on whomspever, re r interest and estate
examined by me, did decire that the nounce, release and forever relinquish and all her right and claim of dower. GIVEN under my hand and scal this day of	nortgazor's) respectively does freely, voluntanly unto the mortgageess) a of, in and to all and si	y, diff this y, and with and the modified the modified the	ont any compulsion.	dirad or fea uncessors and tioned and rel	assigns, all he leased	on whomspever, re r interest and estate
examined by me, did decire that the nounce, release and forever relinquish and all her right and claim of dower. GIVEN under my hand and scal this	nortgazor's) respectively does freely, voluntarily unto the mortgageess) a of, in and to all and si	y, don'this y, and with ord the mov ingular the	nay appear persis na out any compulsion, tgagee's(s') heirs or s premises within men	dread or fea uncessors and tioned and rel	assigns, all he leased	on whomspever, re rinterest and estate