

1476-588

The Mortgagee shall have the following covenants as follows:
1. That the Mortgagee shall secure the Mortgagee's obligation under this instrument by the security of the Mortgagee's interest in the premises...

2. That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured by a policy of fire insurance...

3. That it will keep the improvements now existing or hereafter erected in good repair and in the event a part of the premises shall be damaged...

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, taxes, assessments and other charges against the mortgaged premises...

5. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after the date hereof to the Mortgagee...

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...

7. That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby...

8. That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns...

WITNESS the Mortgagor's hand and seal this 7th day of August 1979
SIGNED, sealed and delivered in the presence of Myra J. Bowers Howard (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
PROBATE
Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument...

STATE OF SOUTH CAROLINA
COUNTY OF
RENUNCIATION OF DOWER NOT NECESSARY
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me...

Notary Public for South Carolina. My commission expires: 9/29/81
Recorded August 10, 1979 at 3:23 PM

LONG, BLACK & GASTON
ATTORNEYS AT LAW
109 East North Street
Greenville, S.C. 29601
Mortgage of Real Estate
I hereby certify that the within Mortgage has been this 10th day of August 1979 at 3:23 P.M. recorded in Book 1476 of Mortgages, page 587
Associates Financial Services Co., Inc.
P. O. Box 647
Taylors, S. C. 29687

19850

2-AV 8284