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(4) That it will pay, when due, all taxes, public assessments, and other governors tall of it is of other introduction against the mortgaged premises. That it will comply with all governmental and manufied laws and try datases affecting the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereby deri, and acrees that, should legal proceedings be instituted pursuant to this instrument, any judge having parisdiction may, at Chambers or otherwise, appeals 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 event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

(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 Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the toreclosure 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 debt secured hereby or any part thereof be placed in the hands 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 hereunder.

(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 it the Mortgagor shall fully perform all the terms, conditions, and covenants 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 virture.

(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 an interest in the property or should any party obtain an interest by attachment or any means other than inheritance (or will), or should the mortgagor or the mortgagee be made a party to any action involving the title to the mortgaged premises or which might affect the security interest of the mortgagee then the entire principal balance with interest and service charge accruing thereon shall become immediately due and payable at the option of the mortgagee.

(10) Mortgagee shall be entitled to receive any sums which have been or may be awarded mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagor for damages caused by public works or construction on or near the premises. All such proceeds and awards are hereby assigned to mortgagee, and mortgagor 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.

PROBATE Onally appeared the undersigned witness and made outh that (s)he saw the within named mortgathin written instrument and that (s)he, with the other witness subscribed above witnessed the execution of th	Notary Public for South Carolina. My commission expires: Recorded August 13,1979 at 1:36 P.H. SOUTHERN FINANCIAL SERVICES, 17 73 Kingsgate (Title)	I, the u wife (wives) of the above named mortgagor(s) by me, did declare that she does freely, vol and forever relinquish unto the mortgagee(s) a claim of dower of, in and to all and singular the GIVEN under my hand and seal this 9th day of August	Notary Public for South Carolina. My Commission Expires: 5-4-84 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	sign, seal and as its act and deed deliver the w thereof.	STATE OF SOUTH CAROLINA	CDE13.45	WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of
PROBATE Indersigned witness and made outh that (who saw the within named mortgan and that (who, with the other witness subscribed above witnessed the execution and that (who, with the other witness subscribed above witnessed the execution and that (who, with the other witness subscribed above witnessed the execution of the exe	STATE OF SOUTH CAROLINA COUNTY OF Paid in full and fully satisfied this	ndersigned Notary Properties, did this luntarily, and without and the mortgagee'sts' premises within menti-		ithin written instrume			-
ade outh that (she saw the within named mortgother witness subscribed above witnessed the executive mother witnessed t	1:36 P. , 1476 of Mortgages, page	INGLE MALE (blic, do hereby certify used as appear before me, are any compulsion, dread contents or successors and assoned and released.		ndersigned withers and in it and that (s)he, with the		Dona	Would
SEA (SEA (Mortgage of Real tereby certify that the within Mortal 13th day of Aug.	nto all whom it may conside each, upon being private or fear of any person who	·	other witness subscribed abo		ld George Lote	Junge Lat
		cern, that the undersi- ely and separately exam- omsoever, renounce, re-		ove witnessed the execu	(SEA	(SEA	Lembar C

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