And the said Mortgagor [illegible] that he is lawfully seized in fee of the premises [illegible] a mortgage to

Collateral Investment Company [illegible] May 28, [illegible] 19 74,

in the Greenville [illegible] 1311 [illegible] 725 that he has a good and lawful right to sell and [illegible] forever against the lawful claims and demands of [illegible] and agree to pay all taxes due and to become due on the premises [illegible] improvements and keep the buildings thereon insured against loss [illegible] its successors or assigns, in such responsible insurance [illegible] assigns, in an amount satisfactory to said Mortgagee [illegible] satisfactory to the Mortgagee attached to [illegible] companies, the amount of the insurance money [illegible] and restoring the damaged buildings as the Mortgagee may [illegible] shall fail to pay and keep up said taxes, insurance [illegible] to successors or assigns are hereby authorized to [illegible] and shall bear interest from the date of payment [illegible]

PROVIDED ALWAYS [illegible] to be paid unto the said Mortgagee, its successors or assigns [illegible] if any shall be due, according to the true intent and [illegible] written, then this deed of bargain and sale shall cease and [illegible]

And it is also [illegible] described, or on our failure to pay the said taxes [illegible] on failure of the Mortgagor to keep and perform any [illegible] events, the whole amount of the indebtedness hereby [illegible] and holder of said note and of this security be and become [illegible] to the contrary notwithstanding, such option [illegible]

And it is covenanted [illegible] is sold or transferred by Mortgagor without Mortgagee's [illegible] subordinate to this mortgage, (b) the creation of a purchase [illegible] or by operation of law upon the death of a joint tenant [illegible] transaction to purchase. Mortgagee may at its option, declare all [illegible] Mortgagee shall have waived such option to accelerate if, prior to the sale [illegible] be sold or transferred reach agreement in writing that the credit [illegible] the sums secured by this mortgage shall be at such rate as Mortgagee [illegible] Mortgagee has waived the option to accelerate and if Mortgagee [illegible] accepted in writing by Mortgagee, Mortgagee shall [illegible] exercises such option to accelerate, Mortgagee shall [illegible] 30 days from the date the notice is mailed within which [illegible] prior to the expiration of such period, Mortgagee may [illegible] under this Mortgage.

And it is covenanted [illegible] and transfer to the said Mortgagee, its successors or assigns all [illegible] and failing due from and after the service of summons issued [illegible] transferred. In the event Mortgagee exercises its option to accelerate or [illegible] entitled to have a receiver appointed by a court to enter upon, take [illegible] issues and profits of the mortgaged premises, including those past due, [illegible] payment of the costs of management of the mortgaged premises and [illegible] receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then in the case of foreclosure of this mortgage, by suit or otherwise, the Mortgagee [illegible] selling and conveying, including reasonable attorney's fees and other [illegible], and shall be included in judgment of foreclosure. And it is further [illegible] affects Mortgagee's interest in the mortgaged premises, Mortgagee [illegible] in protecting its interest, including but not limited to reasonable attorney's [illegible]

And it is [illegible] to exercise any option to declare the maturity of any [illegible] such option, or to declare such forfeiture [illegible] conditions contained in this mortgage can be [illegible]

The noteholder [illegible] payments under any lien prior hereto, or under this mortgage [illegible] limited to principal and/or interest payments, taxes and fire insurance [illegible] at the highest rate allowed under South Carolina law, from the date of the [illegible] created hereunder shall become payable at any time [illegible] holder's option constitute a default hereunder giving rise [illegible]

The Mortgagor [illegible] any time and shall receive a rebate for any unearned [illegible]

All appro[illegible]

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