

1377-722

And the said Mortgagee... lawfully seized in fee of the property... Cameron Brown Company 9/14/76

in the Greenville... that he has a good and lawful right to sell and convey... and to become due on the property... from the date of payment at the rate of eight percent per annum.

PROVIDED ALWAYS NEVER THELESS that if the said Mortgagee... and to pay or cause to be paid unto the said Mortgagee, its successors or assigns, the said debts and sums of money...

And it is also covenanted and agreed that upon default in the payment of said promissory note... failure to pay the said taxes, assessments for street or other improvements...

And it is covenanted and agreed that if all or any part of the Property or an interest therein is sold or transferred by Mortgagor without Mortgagee's prior written consent... Mortgagee may at its option, declare all the sums secured by this mortgage immediately due and payable.

And it is covenanted and agreed that the said Mortgagor does hereby assign, set over and transfer to the said Mortgagee, its successors or assigns, all of the rents, issues and profits of the said mortgaged premises accruing and falling due from and after the service of summons issued in an action to foreclose this mortgage after default in the conditions thereof.

And it is covenanted and agreed that a failure of the Mortgagee or its successors or assigns to exercise any option to declare the maturity of any debt secured by this mortgage shall be taken or deemed as a waiver of its right to exercise such option...

The noteholder hereunder is authorized, for the account of the Mortgagor, to make any required payments under any lien prior hereto, or under this mortgage, the non-payment of which would constitute a default, including but not limited to principal and/or interest payments, taxes and fire insurance premiums.

The Mortgagor shall have the right to anticipate payment of this debt in whole or in part at any time and shall receive a rebate for any unearned interest, which rebate shall be computed in accordance with the Actuarial Method.

All appraisements and homestead laws are hereby expressly waived.

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