

That the Mortgagee shall have the right to sue for and recover against the Mortgagor, or any person claiming under him, the amount of the principal and interest due on the mortgage, together with the costs of suit, and to enforce the payment of the same by a judgment against the Mortgagor, or any person claiming under him, and to execute the same against the property mortgaged, and to sell the same, and to apply the proceeds of the sale to the payment of the debt secured hereby.

That if there is a default in any of the terms and conditions of this mortgage, and the same is not cured by the Mortgagor, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee, together with the interest thereon, shall become due and payable, and this mortgage shall be a lien in law and in equity upon the property mortgaged, and the Mortgagee become a party to any suit brought by the Mortgagor, or any person claiming under him, to set aside, annul, or discharge any part thereof, or to obtain any relief in law or in equity, and the Mortgagee shall be entitled to recover the principal and interest due on the mortgage, and all sums then owing by the Mortgagor to the Mortgagee, as a part of the debt secured hereby, and to be recovered and paid as herein provided.

That the Mortgagee shall hold the property mortgaged as trustee for the Mortgagor, and shall not be liable for any loss or damage to the property mortgaged, or for any loss or damage to the principal or interest due on the mortgage, and of the debt secured hereby, that shall be caused by fire, theft, or any other cause, unless the same shall be caused by the negligence or willful act of the Mortgagee, or any person claiming under him.

That the covenants herein contained shall bind and the heirs, assigns and assigns of the parties hereto, and the heirs, assigns, administrators, executors and assigns of the parties hereto. Wherever in this mortgage shall be used 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 securing thereon shall become immediately due and payable at option of the mortgagee.

(10) Mortgagee shall be entitled to receive any sums which have been or may be awarded mortgagee for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagee 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 mortgagee 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 sums 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 shall be added to the mortgage indebtedness and be secured by this mortgage.

WITNESS the Mortgagee's hand and seal this 24th day of June 1975

SIGNED, sealed and delivered in the presence of

[Signature] SEAL
 William Leon Barnes SEAL

 SEAL

 SEAL

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned mortgagor and mortgagee and that they saw the within named mortgagee sign, seal and as his act and deed deliver the within written instrument and that they with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 24th day of June 1975

[Signature] SEAL

Notary Public for South Carolina
 My Commission Expires _____

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify that all who appear herein, that the undersigned wife, _____, of the above named mortgagee, voluntarily, and without any compulsion, fraud or fear of any person, whomsoever, renounced, release and forever relinquish and the mortgagee, as well as the mortgagor's heirs, assigns and assigns, all her interest and estate, and all her right and claim of dower in, and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

24th day of June 1975

[Signature] SEAL *[Signature]* SEAL

Notary Public for South Carolina
 My commission expires _____

Bonnie J. Barnes 128
 1975 At 3:39 P.M.

W. L. Barnes

C N Mortgages, Inc.

TO

Mortgage of Real Estate

I hereby certify that the within Mortgage has been

1st day of July 1975 at 3:39 P.M.

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As No. 128

Record of Mortgage Commission
 Greenville, S.C.

\$ 5,160.00

Lots 8&9 Briarcliff Dr.
 (Central Ave.) "Dixie Heights."

W. L. Barnes

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

W. L. Barnes

128

1975 At 3:39 P.M.