1328 PG 40

4. [illegible] against the mortgaged premises [illegible] mortgaged premises.

5. That at least [illegible] and agrees that, should legal proceedings be instituted [illegible] appoint a receiver of the mortgaged premises with full authority to take [illegible] rents and profits, and fix a reasonable rental to be fixed by the Court [illegible] and after deducting all charges and expenses attending such proceeding and the [illegible] 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 [illegible] of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor [illegible] due and payable, and this mortgage may be foreclosed. Should any legal proceeding [illegible] the Mortgagee become a party of any suit involving this Mortgage or the title to the premises [illegible] or any part thereof be placed in the hands of any attorney at law for [illegible] by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable [illegible] 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 [illegible] default under this mortgage or in the note secured hereby. It is the true meaning of the [illegible] and covenants of the mortgage and of the note secured hereby, that they shall [illegible] in full force and virtue.

8. That the covenants herein contained shall bind, and the [illegible] 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 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 accrued 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 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 concern to or on or near the premises. All such proceeds and awards are hereby assigned to mortgagee, and mortgagor upon request by mortgagee agrees to execute and deliver any additional assignments or documents which may be necessary from time to time [illegible] 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.

(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 Mortgagor's hand and seal this 8th day of August 1975.

SIGNED, sealed and delivered in the presence of:

[illegible] Motte M. G. Grey (SEAL)

[illegible] (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the [illegible] that [illegible] the within named mortgagor sign, seal and as its act and deed deliver the within [illegible] witnessed the execution thereof.

SWORN to before me this 8th day of August 1975.

[illegible] (SEAL)
Notary Public for South Carolina
My Commission Expires [illegible]

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER NOT NECESSARY
MORTGAGOR WOMAN

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor respectively, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee, and the mortgagee's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

[illegible] (SEAL)
Notary Public for South Carolina
My commission expires [illegible] 1981

3873

RECORDED AUG 12 '75 At 10:08 A.M.

PYLE & PYLE X38[illegible]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Motte M. G. Grey

TO

C N Mortgages, Inc.

Mortgage of Real Estate

Register's certificate that the within Mortgage has been filed this 12th day of August 1975 at 10:08 A.M. in Book 1346 of Mortgages, Page 39 As No. 3833

Register of Mesne Conveyance Greenville

$10,000.00
Lot 118 Stonehaven Dr.

4328 RV.2