

The Mortgagee and other debtors and trustees as follows:

1. That the sum of \$12,500.00, or Mortgage for such amount, is due and payable to the Plaintiff, BANCERS TRUST OF SOUTH CAROLINA, at the rate of 10% per annum, principal and interest, for that sum, which sum is to be paid in monthly installments, as the final payment, thus, it is agreed that the Plaintiff, BANCERS TRUST OF SOUTH CAROLINA, will bear all cost at the conclusion of the mortgage debt and same be paid by the Plaintiff, BANCERS TRUST OF SOUTH CAROLINA.

2. That it will keep the premises now existing, hereafter entitled as the mortgaged premises, in good condition, free from damage, loss, or waste, and to the Mortgagee against loss by the and any other hazard specified in Mortgage, and in case of any damage, loss, or waste, or damage to the Mortgaged premises, the Mortgagor will be liable for the loss, plus reasonable attorney's fees, and that it does hereby assign to the Mortgagee the proceeds of any insurance covering the Mortgaged premises held by all the various companies, and to the expense of the same, to the Plaintiff, BANCERS TRUST OF SOUTH CAROLINA, to the extent of the balance owing on the Mortgage debt, whether due or not.

3. That it will keep all improvements to a existing or hereafter erected building, repair, and renew the same, to the extent of the loan, that is, and to make all alterations, additions, or partitions without intervention, and shall not be liable to the Plaintiff, BANCERS TRUST OF SOUTH CAROLINA, for any expenses that may be necessary, including the completion of any construction, in this way, and charge the expenses for such type of work to the completion of such construction to the mortgage debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fees or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises free, and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any trustee having jurisdiction, at Court, or otherwise, appoint a receiver of the mortgaged premises, with full authority to possess 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, including reasonable compensation to the receiver of its trustee, as aforesaid, all 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 instrument, of the note so secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall be immediately due and payable, and this instrument may be foreclosed. Should any legal proceeding be instituted by the Plaintiff, BANCERS TRUST OF SOUTH CAROLINA, to become a party thereto, concerning the Mortgage or the note, or the premises, the Plaintiff, BANCERS TRUST OF SOUTH CAROLINA, or any part thereof, and in the event of any attorney's fees, the Plaintiff, BANCERS TRUST OF SOUTH CAROLINA, all costs of expenses incurred by the Mortgagee, and the Plaintiff, BANCERS TRUST OF SOUTH CAROLINA, at the option of the Mortgagee, as a part of the debt so secured, and as the Plaintiff, BANCERS TRUST OF SOUTH CAROLINA, may require.

7. That the Plaintiff, BANCERS TRUST OF SOUTH CAROLINA, waives notice of default, and that there is a default for this note, or in the note, or in any instrument, or document, or the Mortgage itself, or in all the terms, conditions, and covenants, contained in the note, or in any instrument, or document, that the said Mortgage shall be fully valid and void, otherwise to remain in full force and effect.

8. That the Plaintiff, BANCERS TRUST OF SOUTH CAROLINA, and the heirs, and executors, or administrators, the spouse, wife, or stepson, adopted son, or daughter, of the Mortgagor, or his wife, never used, and for that reason, the Plaintiff, BANCERS TRUST OF SOUTH CAROLINA, and the heirs, and executors, or administrators, of the Mortgagor, shall be liable for all the unpaid balance of the debt.

WITNESS the Mortgagee has and will the day of 15th day of

August 1975.

SIGNED, sealed, and delivered in the presence of

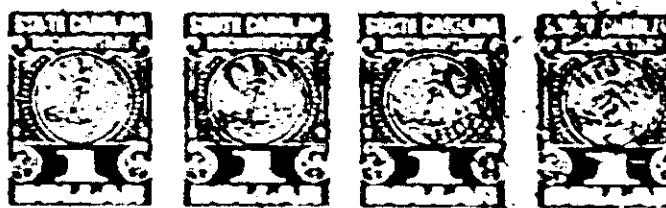
SEAL

SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



I, personally appeared, the undersigned witness, and made oath that I do now, the within named mortgagor, sign, seal and as the undersigned witness and deed, deliver the within written Mortgage, and that I do make the other witness subscribed above, witnessed the same as aforesaid.

SWORN before me this 15th day of August 1975.

Notary Public for South Carolina  
My commission expires:

POWAN MORTGAGOR

**RINUNCIATION OF DOWER**

I, the undersigned NANCY POWAN, hereby certify unto all whom it may concern, that the undersigned wife, in view of the above named instrument, and that this may appear before me, and such spouse being presently and severally examined before me, doth declare, that she, the undersigned, is a widow, and without any impediment, the widow of any person whose name, residence, and place of death are unknown, and that she, the undersigned, has no claim to the mortgagor's debts or services and assets, all her interest and estate, and all her right, title, and interest of the mortgagor and equal to the premises herein mentioned and described.

GIVEN under my hand and seal this

day of

19

SEAL

Notary Public for South Carolina  
My commission expires:

Received Aug 15 1975 at 9:56 A.M. 4450

✓  
LEATHERWOOD, WALKER, TODD & MANN  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
JOSEPHINE HERTON,

BANKERS TRUST OF SOUTH CAROLINA,

TO

**Mortgage of Real Estate**

I, hereby certify that the within Mortgage has been

this 15th day of AUGUST,

1975, at 9:56 A.M. recorded in

Book # 46 of Mortgages, page 125  
Vol No 4450

Register of Deeds, Greenville  
County

LEATHERWOOD, WALKER, TODD & MANN  
Attorneys at Law  
Greenville, South Carolina

LEATHERWOOD, WALKER, TODD & MANN  
Attn: NANCY POWAN, Esq.  
Date: Aug 15, 1975  
Received Aug 15, 1975  
Notary Public for South Carolina  
My commission expires:

6328 R.W.Z.