- (4) That it will pay, when due, all taxes, public assessments, and other governmental of municipal charges, fines or other empositions 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 from and after any default hereunder, and agrees that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises 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 mortgager and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured bereby.
- (6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option 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 above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.
- (8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, 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 an interest in the property or should any party obtain an interest by attachment or any means other than inheritance (or will), or should the mortgagor or the mortgagee be raide a party to any action involving the title to the mortgaged premises or which might affect the security interest of the mortgager then the entire principal balance with interest and service charge accruing thereon shall become innucediately due and payable at the option of the mortgagee.
- (10) Montgagee 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 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 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.
- (12) If mortgagor is not personally obligated on the debt which this mortgage secures, mortgagor acknowledges that said loan was made in consideration for this mortgage and that mortgagor received consideration in this transaction. Mortgagor agrees that the property described heretofore secures compliance with all of the terms of said note and this mortgage.

-	WITNESS the Mortgagor's hand and s SIGNED, scaled and delivered in the p  NAME A. SUPP	4 day o	f June	Ashby Davis  Lynne W. Davis			vis	(SEAL) (SEAL) (SEAL)	
S4,705.92 Lot 444 Sweeetwater Ct. "Sec. Two,	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  Personally appeared the undersigned within writen instrument and that (s)!  SWORN to before me this  Out the diagram  Notary Public for South Carolina.  My Commission Expires: 8-29-8	day of	other witness subscr	ibed above	PROBA	ortgagor sign execution	thereot.		deliver the
	GIVEN under my hand and seal this  day of June  Authorized Authority  Notary Públic for South Carolina.	me, and ear of assigns, all	ch, upon being private any person whomsoe her interest and estate	nay concern, thy and sepai wer, renound , and all her	arely examine release and right and claim	ersigned wife ed by me, di d forever ro m of dower	(wives) of the declare that the chinquish unterpretending the control of, in and to	it she does freely, to the mortgage	, voluntarily, c(s) and the
Sugar Creek"	THE CITIZENS AND SOUTH CAROLINA  BANK OF SOUTH CAROLINA  SOUTH CAROLINA TAX COMMISSION  DOCUMENTARY  PB 11218  TAX  PB 11218	Paid in full and fully satisfied this day of	Register of Mesne Conveyunce Greenville County  STATE OF SOUTH CAROLINA  COUNTY OF	As No	19 <u>84</u> at	I hereby certify that the	Mortgage of Real Estate	THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA	1984 Call Cally Dam Saludar STATE OF SOUTH CAROLINA COUNTY OF Greenville 3831 A Ashby W. Davis and Lynne W. Davis