

0047

31. When requested by the Mortgagee, Mortgagor will pay with and in addition to the monthly payments of principal and interest payable under the terms of the note, on the same day as the principal and interest installments are due and payable, a sum equal to one-twelfth of the estimated annual ground rents, taxes, hazard insurance premium and special assessments, if any, next due on the mortgaged premises. If the amount so paid is not sufficient to pay such ground rents, taxes, hazard insurance premium and assessments when due, then Mortgagor will deposit immediately with the Mortgagee an amount sufficient to pay such ground rents, taxes, hazard insurance premium and assessment. If there is a default under any of the provisions of this mortgage resulting in a sale of the mortgaged premises or foreclosure, or if the Mortgagee acquires the mortgaged premises otherwise after default, the Mortgagee shall apply, at the time of commencement of such proceedings or at the time the property is otherwise acquired, the balance then remaining of the funds accumulated under this provision as a credit against the amount then remaining unpaid under the note. No interest shall accrue or be allowed on any payments made under the provisions of this paragraph.

IN WITNESS WHEREOF, this mortgage has been duly executed by the Mortgagor the day and year first above written.

IN THE PRESENCE OF:

Vera D. Quinn  
WITNESS

Dave C. Gunter  
DAVE C. GUNTER

Fred D. H. J.  
WITNESS

\_\_\_\_\_  
WITNESS

~~XXXXXXXXXXXX~~

\_\_\_\_\_  
WITNESS

STATE OF SOUTH CAROLINA )

COUNTY OF GREENVILLE )

Before me, the undersigned authority, on this day personally appeared DAVE C. GUNTER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 10th day of May, A.D. 1974.

Fred D. H. J.  
Notary Public in and for Greenville  
County, South Carolina

4328 RV-2