4. That it will pay when due all taxes, public assessments, water rents, and other charges, fees, and impositions against the mortgaged premises. That it will keep all improvements now or hereafter existing on the mortgaged premises

5. That it hereby assigns all the rents and profits of the premises hereunto mortgaged, and agrees that, should legal proceedings be instituted pursuant to this mortgage, the Mortgagee may, at any time, apply for the appointment of a receiver of the mortgaged premises, with full authority to take possession of the premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event of foreclosure proceedings, and after deducting all charges and expenses attending such proceeding and the execution of such trust as the court may direct, to apply the net proceeds 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 mortgage or of the note 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 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 sums owed by the Mortgagor, and a reasonable attorney's fee, shall thereupon become due and payable immediately 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 the 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 satisfied and cancelled, 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 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 accruing 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 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

WITNESS the Mortgagor's hand and seal this 18th day of August 1975

SIGNED, sealed and delivered in the presence of

Donald V. Moore (SEAL)

Sandra J. Moore (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written mortgage and that (s)he with the other witness subscribed above witnessed the execution thereof

SWORN to before me this 18th day of August 1975

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 unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) 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(s) and the mortgagee's(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

18th day of August 1975

Sandra J. Moore

Notary Public for South Carolina
My commission expires

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONALD V. MOORE and
SANDRA J. MOORE

TO

C N MORTGAGES, INC.

T-2197#124

Mortgage of Real Estate

I hereby certify that the within Mortgage has been filed this 22th day of August 1975 at 1:01 P.M. recorded in Book 1346 of Mortgages, page 563 As No. 4632

Register of Mesne Conveyance
Greenville

4632 at 1:01 P.M.

$ 7,560.00
Lot 95 "A" St. Pelham Mills
Village