- That (in addition to any of the other provisions and remedies hereof or as provided by law, and without in any manner modifying or diminishing the rights of the Mortgagee hereunder or thereunder) in case proceedings for foreclosure shall be instituted, the Mortgagor agrees to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agrees that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, and collect the rents and profits, with authority to let or relet the premises or part thereof when the same shall become vacant, and apply the net proceeds (after paying costs of receivership) upon said debt, interests, costs and expenses, without liability to account for any more than the rents and profits actually received.
- 12. That the rights of the Mortgagee arising under the clauses and covenant contained in this mortgage shall be separate, distinct and cumulative and none of them shall be in exclusion of the other; that the invalidity of one or more of the clauses and covenants contained herein shall not in any way affect the validity or enforceability of the remaining provisions herein contained; and that no act of the Mortgagee shall be construed as an election to proceed under any one provision, anything herein or otherwise to the contrary notwithstanding.

It is agreed 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 this mortgage, the note secured hereby and the loan agreement, this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions or covenants of this mortgage, or if 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 to 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 an 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. and collected hereunder.

The covenants, agreements and conditions herein contained shall bind, and the benefits and advantages shall

XXXXX	WITNESS . its	hand and seal this_	2nd	day of _	Mar	ch	, <sub>19</sub> _73
Signed, sealed, and delivered in the Besence of:    Signed, sealed, and delivered in the Besence of:   Signed, sealed, and delivered in the Besence of:   Signed, sealed, and delivered in the Besence of:   Signed, sealed, and delivered in the Besence of:   Signed, sealed, and delivered in the Besence of:   Signed, sealed, and delivered in the Besence of:   Signed, sealed, and delivered in the Besence of:   Signed, sealed, and delivered in the State of Signed, and the sealed in the saw the within named oath that saw the within named in the sealed in the seal	<b>,</b>	•		Manowel	11 -DODDV 0	ACCOCIATE	
Signed, sealed, and delivered in the Presence of:    County	, , , , , , , , , , , , , , , , , , ,	•		WIGDOWE!	Sas Da	ASSOCIATES	, INC.
Signed, sealed, and delivered in the Bresence of:    County			. , ;	BY Y	MIN	very of	Presid
State of South Carolina,  Greenville  PERSONALLY appeared before me Barbara G. Payne  PROBATE  County  Barbara G. Payne  made oath that.  saw the within mixturen deed, and that 5 he without the within withten deed, and that 5 he without the within without the deed, and that 5 he without the condition of March  A. D., 19 73  Note Public to south Carolina Commission Expires  Detober 20, 199  RENUNCIATION OF DOWER  County  I, certify unto all whom it may concern that Mrs.  the wife of the within named did this day appear befor and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without compulsion, dread or lear of any person or persons whomsoever, renounce, release and forever relinquish unto the named CAMERON-BROWN COMPANY, its successors and assigns, all her right claim of Dower, in, or to all and singular the Premises within mentioned and released.  Given under my hand and seal, this day of A. D., 19  (L. S.)		. `	•	XX#XX	•		XXX
State of South Carolina,  Greenville  PERSONALLY appeared before me Barbara G. Payne  PROBATE  County  Barbara G. Payne  made oath that.  saw the within mixturen deed, and that 5 he without the within withten deed, and that 5 he without the within without the deed, and that 5 he without the condition of March  A. D., 19 73  Note Public to south Carolina Commission Expires  Detober 20, 199  RENUNCIATION OF DOWER  County  I, certify unto all whom it may concern that Mrs.  the wife of the within named did this day appear befor and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without compulsion, dread or lear of any person or persons whomsoever, renounce, release and forever relinquish unto the named CAMERON-BROWN COMPANY, its successors and assigns, all her right claim of Dower, in, or to all and singular the Premises within mentioned and released.  Given under my hand and seal, this day of A. D., 19  (L. S.)							
State of South Carolina,  Greenville  PERSONALLY appeared before me saw the within named McDowell-Roddy & Associates, Inc., by its President, sign, seal and as its act and deed deliver the within written deed, and that sign, seal and as Sidney L. Jay witnessed the execution the Sidney Public to sodifficational Commission Expires  October 20, 1979  State of South Carolina, Commission Expires  October 20, 1979  WORTGAGOR=CORPORATION' RENUNCIATION OF DOWER  County  I, certify unto all whom it may concern that Mrs. the wife of the within named and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and withou compulsion, dread or fear of any person of persons whomsoever, renounce, release and forever relinquish unto the named CaMeRON-BROWN COMPANY. Its successors and assigns, all her right claim of Dower, in, or to all and singular the Premises within mentioned and released.  Given under my hand and seal, this day of A. D., 19	Signed, sealed, and deliver	ed in the Presence of:					(SEA
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saw the within named McDowell-Roddy & Associates, Inc., by its President, sign, seal and as		P State		G. Payne	<u> </u>	mada aa	
Sidney L. Jay  SWORN to before me this the 2nd day  of A.D., 19 73  (L. S.)  Notar Public for south Carolina Commission Expires  October 20, 1979  State of South Carolina,  County  County  Image: Commission Composition Composition Composition County  RENUNCIATION OF DOWER  County  did this day appear before and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the named CAMERON-BROWN COMPANY, its successors and assigns, all her interest and estate and also all her right claim of Dower, in, or to all and singular the Premises within mentioned and released.  Given under my hand and seal, this	saw the within named Mo	Dowell-Roddy & A	Ssociat	es, Inc., by		$\overline{}$	
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State of South Carolina, October 20, 1979  County  Cou	SWORN to before the this	Section 1	day: )	$-\frac{1}{2}$	<del>/                                    </del>	vitnessed the exec	ution there
State of South Carolina, October 20, 1999  County  Cou	of March	777	<del></del> >	Hach	aca /	Varyel.	
State of South Carolina,  County  County  RENUNCIATION OF DOWER  County  A do h  Certify unto all whom it may concern that Mrs.  the wife of the within named	Notaly Public for Sc	Commission Commission	Expires			W.	
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(L.S.)	Given under my hand and	seal, this				•	
Notary Public for South Carolina (L. S.)	day of	A. D.,19	<del></del>	<del></del>		· · · · · · · · · · · · · · · · · · ·	
Hotely I done for South Carolina	Notary Public for Sc	uth Carolina (L.	S.)				