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3) That it will keep all improvements now existing or hereafter erected in good repair and in the case of a construction loan that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon and premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the cost of such repairs or 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, fines, penalties, or taxes 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 that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at the Mortgagee's option, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues, and profits, and a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagee and after default, and the receiver's expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits to 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 become immediately due and payable, and the Mortgagee 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 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 Mortgagee 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 Mortgagee 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, assigns, administrators, executors 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.

WITNESS the Mortgagee's hand and seal this 7th day of November 1977. SIGNED, sealed and delivered in the presence of Francis B. Ingham, Julie R. Hunt, James C. Blakely, Jr., Daniel B. Hunt.

STATE OF SOUTH CAROLINA COUNTY OF Greenville Personally appeared the undersigned witness and made oath that she saw the within named mortgagee sign, seal and as its act and deed deliver the within mortgage instrument and that as to her, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 7th day of November 1977. James C. Blakely, Jr. Notary Public for South Carolina. My Commission Expires 11/9/81. Francis B. Ingham

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 mortgagee(s) respectively, did this day appear before me, and each, 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 whatsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(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 7th day of November 1977. James C. Blakely, Jr. Notary Public for South Carolina. My Commission Expires 11/9/81. Julie R. Hunt

Recorded November 25, 1977 at 3:45 PM 16276. Mortgage of Real Estate. I hereby certify that the within Mortgage has been this 25 day of November 1977 at 3:45 P.M. recorded in Book 1416 of Mortgages, page 890. As No. Registrar of Name Conveyance GREENVILLE County. Horton, Dandy, Merchants, Ashmore, Chapman & Brown, P.A. 307 PLYMOUTH SQUARE P.O. Box 10187 F.S. GREENVILLE, SOUTH CAROLINA 29603 \$11,000.00 Tract = 8.40 A., Stamey Valley Rd

HORTON DANDY MERCHANTS ASHMORE, CHAPMAN & BROWN, P.A. X 16276

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