BOCK 1533 PAGE 497

Carried State of the Contract of the Contract

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, times or other impositions 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 mortgagor 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 hereby.

(6) That it 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 toreclosed. 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 virture.

(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) It 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 made a party to any action involving the title to the mortgaged premises or which might affect the security interest of the mortgagee then the entire principal balance with interest and service charge accruing thereon shall become immediately due and payable at the 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) It 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.

otary Pub	lic for South vion expires: RECI Witness:	Carolina.	EB2		STATE OF SOUTH CAROLINA	a Register of Mesne Conveyant Greenville County	4:49	p. Book 1533 of Mortgages, page 496		thin 25th day of Feb.	I hereby certify that the within Mortgage has	Mortgage of Real Estate	SOUTHERN FINANCIAL SERVICES, INC.	COUNTY OF GREENVILLE FEB 25 1981 RALPH E. SMITH	STATE OF SOUTH CAROLINA
ounty (ite (wives)) me, did nd forever laim of dov	relinquish user of, in and	VILLE we named must she does into the more does all and want and seal this	ortgagort freely, vo tgagee(s)	s) respective oluntarily. : and the me	ortgage	iry Public d this day ithout any	appear by compuly rs or succeif and release	by cer etore r ion, d	tify unner, and or and as	nto all d each r fear signs,	, upon	being priva person wh interest and	oncern, that the ur itely and separately nomsoever, renounce estate, and all her	evamined	
WORN to	before me the lic for South ssion Expires	24TH Carolina.	day of	within with	en ins	trument a	rsigned wind that (s) 81 SEAL)	tness in the wife	the	other	th that	(s)he saw subscribed a	the within named above witnessed the	mortgagor execution	
	SOUTH CA DE GREEN		}				PROB	ATE							
					<u>-</u> -									_(SEAL)	
(Ni	lian .	Jan Sa	2	- ifo,	5			F 	ĀFPH	E.	SMITT	H		_(SEAL) _(SEAL) _(SEAL)	