- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines 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 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 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 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 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 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 mortgager 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) 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.
- (12) If mortgagor is not personally obligated on the debt which this mortgage secures, mortgagor acknowledges that said loan was made in consideration for this mortgage and that mortgagor received consideration in this transaction. Mortgagor agrees that the property described heretofore secures compliance with all of the terms of said note and this mortgage.

SIGNED.	Mortgagor's hand and ed and delivered in the Mark Mark	presence of:	day of	February	Thomas E	Bat son		_ (SE/ _ (SE/ _ (SE/	AL)	
								_ (SE/	4L)	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE			PROBATE							
within writter SWORN to SUCCELL Notary Publi	appeared the undersigned instrument and that (s) perfore one this for South Carolina. In Expires: SSION EXPIRES 5	day of Febru	witness subscribed lary 19.	above witnessed	d mortgagor si	ign, seal and as it to thereof.	s act and deed	deliver	the	
STATE OF SOUTH CAROLINA COUNTY OF		}	RENUNCIATION OF DOWER							
respectively, and without mortgage e's(s	did this day appear before any compulsion, dread '), heirs or successors and oned and released.	me, and each, upo or fear of any pe	on being privately a rson whomsoever.	nd separarely exa renounce, release	mined by me, and forever	did declare that s relinquish unto	the does freely, the mortgaged	volunti (s) and	arily, I the	
GIVEN unde	r my hand and seal this		9 83 Not	applicable/	Widower					
Aud No Notary Publ My Commis	y Hoyl Hus for South Carolina, sion Expires: MY COMM	Meal Hission expires	S 5-13-1900	CORDED FE	B 3 198	83 19:				
Witness: \$11,555.97	THE CITIZENS A BANK OF	COUNTY OF	Register of Mesne Col	19_83_at	I hereby certify that	Mortgage	THE CITIZENS AN BANK OF	THOMAS E. BATS	COUNTY OF GR	

'n Tot 41 Courtney Cir.

ZENS AND SOUTHERN NATIONAL NK OF SOUTH CAROLINA

all and fully satisfied this

OF SOUTH CAROLINA Conveyance Greenville County

593 of Mortgages, page recorded in gage Real Estate

ify that the within Mortgage has been this

NK OF SOUTH CAROLINA

ENS AND SOUTHERN NÁTIONAL BATSON GREENVILLE ... [] 1000

MITH & BARBARE, P.A. (TE OF SOUTH CARO)

reserved to the second

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