

14. That it will pay when due all taxes, public assessments and other governmental charges and taxes on the premises. That it will comply with all governmental and municipal laws and regulations.

15. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after a default in the note secured hereby, and after any legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may at his discretion order the rents, issues and profits of the mortgaged premises with full authority to take possession of the mortgaged premises and collect the rents, issues and profits therefrom to be paid and collected by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceedings and the executor or trustee or receiver shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

16. 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 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.

17. 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.

18. 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.

19. 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 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.

110. 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.

111. If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due, mortgagor 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.

112. 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.

WITNESS the Mortgagor's hand and seal this 29 day of July 1983
SIGNED, sealed and delivered in the presence of:

Wm. R. Adams
Sandra P. Adams

William R. Adams (SEAL)
Sandra P. Adams (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 instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29 day of July 19 83
Wm. R. Adams
Notary Public for South Carolina
My Commission Expires 11-10-90

Wm. R. Adams (SEAL)

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 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 mortgagor(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

29 day of July 19 83
James D. Lauer
Notary Public for South Carolina
My Commission Expires 11-10-90

Sandra P. Adams (SEAL)
Sandra P. Adams

Loc 17 Germantown Ct., CANEBRAKE, SEC 1

THE CITIZENS AND SOUTHERN NATIONAL
BANK OF SOUTH CAROLINA

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Register of Merit (Insurance Greenville)

As No

Book 1619 at Mortgage Page 79

1983 at 2:44

2 day of August

I hereby certify that the within Mortgage has been this

Mortgage of Real Estate

THE CITIZENS AND SOUTHERN NATIONAL
BANK OF SOUTH CAROLINA

LATHAN SPATE COPY OF THE ORIGINAL
COUNTY OF GREENVILLE
WILLIAM R. ADAMS & SANDRA P. ADAMS

REC-5237

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