

the Mortgagor's obligations and agrees as follows:

1. That the said Mortgage shall secure the Mortgagor to such sum or sums as may be actually or lawfully due or payable by the Mortgagor to the Mortgagor's heirs, executors, administrators, successors, assigns, and personal representatives, and that the same shall be paid to the Mortgagor or to the Mortgagor's heirs, executors, administrators, successors, assigns, and personal representatives, and that the Mortgagor shall have an interest at the same rate as the mortgage debt and shall be paid to the holder of the Mortgage unless otherwise provided in writing.

2. That it will keep the property now existing or hereafter erected on the mortgaged premises in good repair and in the same condition as it was at the time of the Mortgage, except as may be required by the Mortgage, and in repairing the same, it will not exceed the amount of the principal sum and interest then due on the Mortgage, and that all such repairs and expenses will be held by the Mortgagor, and he will have attended thereto less than his proportionate share of the expense of the same, and that the Mortgagor shall pay all taxes, assessments, and other governmental or municipal charges, fees or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

3. That it will keep its property in a condition to benefit from being sold up, and in the case of the construction of a new dwelling or other building or reconstruction of the old without removing it, and that it will, if the Mortgagee so directs, sell the same at a reasonable price, take whatever means necessary, including the payment of any attorney's fees and expenses, and charge the expenses for such parts of the completion of such construction to the sum so directed.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fees 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, if legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, which shall collect the rents, issues and profits of the mortgaged premises and collect the rents, issues and profits of any part to be fixed by the Court in the event such premises are occupied by the mortgagor, and after deducting all taxes and expenses attending such proceeding and the collection of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured thereby.

6. That if there is a default in any of the terms, covenants, or conditions of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all or any portion thereof may be foreclosed by the Mortgagee or the Mortgagor shall be immediately due and payable, and this instrument may be enforced by all usual proceedings for replevin, or by sale or lease of the mortgaged premises, or should the Mortgagor become bankrupt or default in making the Mortgage or the note, or the receiver, or should the debt secured hereby, or any part thereof, be delayed in the collection of the same, or if any law for collecting by sale or lease, or all costs and expenses incurred by the Mortgagee, shall be paid by the Mortgagor, and the same shall be paid by the Mortgagor, as a part of the debt secured hereby, and shall be added to the debt secured hereby.

7. That the Mortgagee may, at any time, declare a default under this mortgage or in the note, or under the terms, covenants, and conditions of the note, or the Mortgage, and if the Mortgagee so declares, that then, the Mortgage shall be entirely null and void, otherwise to remain in full force and effect.

8. That the note, the terms, covenants and conditions, and the benefits and liabilities of this note to the trustee, executors, administrators, successors, assigns, and personal representatives, shall be applied to the principal, the premium, the singular, and the several, as tender shall be applicable to all portions.

WITNESS the Mortgagor's hand and seal the 10th day of July 1975

SIGNED and acknowledged in the presence of

*George G. Ward*

GEORGE G. WARD

SEAL

*Chloe Ward*

CHLOE WARD

SEAL

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that I have seen the within named mortgagor sign seal and acknowledge and deliver the within instrument, and that she, with the other witness, subscribed above witnessed the execution thereof.

SWORN before me the 10th day of July 1975

SEAL

Notary Public for South Carolina  
My Commission Expires 4/22/78

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

1. The undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife, wife of the above named mortgagor, respectively, did this day appear before me, and did upon being properly and conveniently warned by me, and declare that she, the above, voluntarily and without any compulsion, did so fear of any person who, or persons, herein, or elsewhere, or anywhere, to ever bring, and unto the mortgagor, stand the mortgagor's children or issue, or any, all her interest and estate, and all her right and claim of dower, and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

10th day of July 1975

CHLOE WARD

SEAL

Notary Public for South Carolina  
My Commission Expires 4/22/78

RECEIVED JUL 11 1975 AT 9:28 A.M. # 896

✓PAID

\$ 2.25

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
X 4329 NW 2

JOHN B. DUGGAN, Attorney

for Plaintiff

SOUTHERN BANK & TRUST COMPANY

GEORGE G. WARD  
and CHLOE WARD

TO

### Mortgage of Real Estate

I hereby certify that the within Mortgage has been

the 12th day of July

1975 at 9:28 A.M. recorded in

Book 1343 at Mortgage page 621

No. No. 896

Register of Deeds Greenville County  
S. W. S. N. C. Office Supplies, Greenville, S.C.  
Room No. 102  
S. W. S. N. C. Office Supplies, Greenville, S.C.  
Room No. 102

Lot 55 Pueblo Dr., Longsone

Acres"

4329 NW 2