the Mortgagor further covenants and agrees as follows:

[illegible]

[illegible]

[illegible]

[illegible] payment for a loss directly to the Mortgagee, to the extent of the balance owing on [illegible]

[illegible]

[illegible] and other governmental or municipal charges, fines or other impositions against [illegible] governmental and municipal laws and regulations affecting the mortgaged premises

[illegible] that [illegible] to the instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver [illegible] to the possession of the mortgaged premises, collect the rents, issues and profits [illegible] in the event said premises are occupied by the mortgagor and after deducting all charges and expenses [illegible] shall apply the rents so collected and profits thereof and the payment of the [illegible]

[illegible] of the terms, conditions or covenants of this mortgage or of the note secured hereby, then at the option [illegible] the Mortgagee to the Mortgagor shall be 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 [illegible] the premises described herein, or should the debt secured hereby, or any part thereof be placed in the hands [illegible] or otherwise, all costs and expenses incurred by the Mortgagee and a reasonable attorney's fee shall [illegible] on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be [illegible]

[illegible] 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 [illegible] that if the Mortgagor shall fully perform all the terms, conditions and covenants of the mortgage and of the note secured hereby, then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

[illegible] 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.

WITNESS the Mortgagor's hand and seal this 6th day of December, 1978.

SIGNED, sealed and delivered in the presence of:

Charles E. Fox (SEAL)
CHARLES E. FOX

Alda P. Fox (SEAL)
ALDA P. FOX

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that she with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 6th day of December, 1978.

(SEAL)
Notary Public for South Carolina
My Commission Expires: 1/18/85

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, 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 whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s)'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

6th day of December, 1978.

(SEAL)
Notary Public for South Carolina
My Commission Expires: 1/18/85

Charles E. Fox
CHARLES E. FOX

Alda P. Fox
ALDA P. FOX

BRISSEY, LATHAN, FAYSSOUX SMITH & BARBARE, P. A.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CHARLES E. FOX AND
ALDA P. FOX

TO

SOUTHERN BANK & TRUST COMPANY

Mortgage of Real Estate

Filed for record in the Mortgage Book this 27th day of December, 1978 at 4:03 PM, recorded in Book 1456 of Mortgages, page 919

Register of Mesne Conveyance, Greenville County

LAW OFFICES OF

DEC 27 1978 at 4:03 PM.

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