

1472 - 482

THE MORTGAGE OF REAL ESTATE

1. That the mortgage shall secure the Mortgagor for ever, heretofore and hereinafter, in the sum of the sum of the Mortgage, for the payment of taxes, court costs, and all assessments, required under law, upon property, and the like, now or hereafter, held by the Mortgagor, and also secure the Mortgagee for further taxes, court costs, expenses, and other amounts, to be liable hereunder to the Mortgagee by the Mortgagor, so long as the total indebtedness thus secured does not exceed the sum of the principal sum of the Mortgage, plus interest at the rate of six percent per annum, on the principal sum of the Mortgage, plus interest, after the date of recording.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property, insured as may be required from time to time by the Mortgagee, up to less than one hundred dollars more than the amount of the principal and interest on the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and insurance thereon shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and as far as acceptable to the Mortgagee, and that it will pay all premiums thereafter due, and that it does hereby assign to the Mortgagee the proceeds of any fire, or other insurance covering the mortgaged premises and dues hereby, sufficient to each insurance company concerned to make payment for loss or damage to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not.

3. That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that is not to be completed without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon the said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction on to the mortgagee debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental or non-governmental 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, or Chancery 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 proceeding 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 or law for collection by suit or other wise, 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.

WITNESS the Mortgagor's hand and seal, this 25 day of June 1979.

SIGNED, sealed and delivered in the presence of:

Glen W. Bailey  
Elizabeth O. Steele

William F. Little  
Mrs. Jan Little  
(SEAL)

(SEAL)

(SEAL)

PROBATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

Personally appeared the undersigned witness and made oath that (s)he saw the within named Mortgagor sign, seal and affix his or her act and deed deliver the within written instrument and that (s)he, with no other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25 day of June 1979

*John W. Bailey*  
Notary Public for South Carolina

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

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(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

25 day of June 1979  
*John W. Bailey*  
(SEAL)  
Notary Public for South Carolina

*Mr. Jan Little*

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at 10:24 A.M.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED JUL 3 1979  
TO  
SCOTTING DISCOUNT CO., INC.  
MADISON SQUARE  
SAINT DVIS, S.C.

MR. JAMES LITTLE  
1001 MADISON  
MADISON, S.C.  
JULY 3, 1979  
RECORDED JUL 3 1979  
AT 10:24 A.M.  
IN BOOK 1472  
PAGE 481  
A NO. 1472-481  
NOTARIZED  
REGISTER OF DEEDS CONVEYANCE  
GREENVILLE COUNTY

\$13,200.00  
Lot 216 Valleybrook Sec 1

X226 X 94  
4328 RV.2