* VOMERCACA

(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 tents, 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 preceeding 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 Mortgager 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 betrators, successors and assigns, of the parties hereto. Whenever used, to gender shall be applicable to all genders. WITNESS the Mortgagor's hand and seal this 26th day of SIGNED, scaled and delivered in the presence of:	Sorald E. Cot (SEAL) Soral (SEAL) (SEAL)
STATE OF SOUTH CAROLINA	PROBATE
COUNTY OF GREENVILLE \(\)	
seal and as its act and deed deliver the within written instrument and	signed witness and made oath that (s'he saw the within named mortgagor sign, d that (s)he, with the other witness subscribed above witnessed the execution
thereof.	••
SWORN to before me this 26th day of July	79
Notary Public for South Carolina. (SEAL)	Tavino D. Wardia
My Commission Expires: // 48-80	
CTATE OF COUTH CAROLINA	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
did declare that she does freely. Voluntarily, and without any compulsion relanguish unto the mortgagee(s) and the mortgagee(s's') heirs or succeed dower of, in and to all and singular the premises within mentions: CIVEN under my hand and seal this 26th day of July 19 79	at before me, and each, upon being privately and separately ex-maned by me, in dread or fear of any person whomsoever, renounce, release and forever ce-sors and assigns, all her interest and estate, and all her right and claim and released
Notary Public for South Carolina. (SEAL)	
My Commission Expires: 11-18-80	
RECORDED AUG 2 1979 at 10:08 A.H.	3957
Hereby certify that the within Martgage has the day of August 706 As no Martgage, page Conveyance Groodwill. Hereby of Menne Conveyance Groodwill. Attorneys at Law Greenville, South Carolina \$6,500.00 Los Chick Spgs Tp	PYLE & PYLE AUG 21979 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Donald E. Cox and Betty A Cox TO Dorothy B. Davis
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