

1418 839

This Mortgage is made out in 22 clauses as follows:

1. That the mortgagee shall receive the Mortgagor's note for the sum of \$14,180.00, dated August 19, 1979, and that the principal amount of the note shall be paid in full at the time of maturity of the note, or earlier if the Mortgagor so desires, and that the interest on the note shall be at the rate of 8% per annum, and that the interest on the note shall be payable monthly in advance, and that the interest at the time of note is the same as the debt and shall be payable in advance on the date of the Mortgagor's death unless otherwise provided in writing.

2. That it will keep the improvements now existing on the mortgaged premises unencumbered and be repaid from time to time by the Mortgagor against loss by fire and any other hazard specified by Mortgagor, and that less than the mortgageable, or in such amounts as may be required by the Mortgagor, and in computing a sufficient amount at discount rates and renewals, there shall be held by the Mortgagor, and losses suffered thereon to less payable losses in the amount of 10% per annum to the Mortgagor, and that it will pay all premiums due for when due, and that it does hereby assign to the Mortgagor the premium and any premium remaining due to the Mortgagor, to restate the principal due daily until such time as the principal and interest due to the Mortgagor, to the extent of the balance owing on the Mortgage, shall be declared due or not.

3. That it will keep the improvements now existing on the mortgaged premises unencumbered and be repaid from time to time by the Mortgagor against loss by fire and any other hazard specified by Mortgagor, and that less than the mortgageable, or in such amounts as may be required by the Mortgagor, and in computing a sufficient amount at discount rates and renewals, there shall be held by the Mortgagor, and losses suffered thereon to less payable losses in the amount of 10% per annum to the Mortgagor, and that it will pay all premiums due for when due, and that it does hereby assign to the Mortgagor the premium and any premium remaining due to the Mortgagor, to restate the principal due daily until such time as the principal and interest due to the Mortgagor, to the extent of the balance owing on the Mortgage, shall be declared due or not.

4. That it will pay, when due, all taxes, public assessments, and other governmental charges and expenses which may be levied 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 the date hereof, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction therin, or attorney, appoint a receiver of the mortgaged premises, and shall authority to take possession of the mortgaged premises, collect rents 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 costs and expenses attorney and such proceeding and the execution of its trust as receiver, shall apply 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 Mortgagor, all sums then owing by the Mortgagor to the Mortgagor 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 Mortgagor become a party of record 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 Mortgagor, the cost of a reasonable attorney's fees, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagor, 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 22nd day of August 19 79

SIGNED, sealed and delivered in the presence of:

Kathryn D. Cunningham  
Will B. Long Jr.

Charles F. Manwaring (SEAL)

CHARLES F. MANWARING (SEAL)

Beverly H. Manwaring (SEAL)

BEVERLY H. MANWARING (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 before me this 22nd day of August 19 79

Kathryn D. Cunningham SEAL

Notary Public for South Carolina.

My Commission Expires: 3/15/82

Will B. Long Jr.

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

22nd day of August 19 79

Kathryn D. Cunningham SEAL

Notary Public for South Carolina.

My commission expires: 3/15/82

Beverly H. Manwaring  
BEVERLY H. MANWARING

AUG 30, 1979

LONG, BLACK AND GASTON  
X7316X  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Charles F. Manwaring  
and Beverly H. Manwaring

7316

Mortgage of Real Estate

I hereby certify that the within Mortgage has been  
this 30th day of Aug.  
19 79 at 2:34 P.M. recorded in  
Book 1478 of Mortgages, page 838  
At No. \_\_\_\_\_

TO  
Alice Ruth Sheehan  
c/o Mr. Hewie Lawter  
Box 166  
Rt. #2, Horseshoe  
Hendersonville, N.C. 28739

Register of Deeds, Greenville County  
LONG, BLACK & GASTON  
ATTORNEYS AT LAW  
109 East North Street  
Greenville, S.C. 29601  
\$42,652.75  
Lot 1 Cannon Ln.

4328 RV-2