And the said Mortgagor [illegible] or assigns, that he is lawfully seized in fee of the premises above described [illegible] except a mortgage to

Fidelity Federal Savings & Loan Association [illegible] **July 26** [illegible] 19 **76**,

in the **Greenville** [illegible] **1373** at page **604** that he has a good and lawful right to sell and convey [illegible] the same forever against the lawful claims and demands of all persons [illegible] covenant and agree to pay all taxes due and to become due on the property [illegible] improvements and keep the buildings thereon insured against loss by [illegible] to Mortgagee, its successors or assigns, in such responsible insurance [illegible] its successors or assigns, in an amount satisfactory to said Mortgagee, its [illegible] litigation claims satisfactory to the Mortgagee attached to said policy [illegible] insurance companies, the amount of the insurance money paid shall be [illegible] rebuilding and restoring the damaged buildings as the Mortgagee may [illegible] that the Mortgagor shall fail to pay and keep up said taxes, assessments for [illegible] its successors or assigns are hereby authorized to do so [illegible] mortgage and shall bear interest from the date of payment at the [illegible]

PROVIDED ALWAYS NEVERTHELESS [illegible] to be paid unto the said Mortgagee, its successors or assigns [illegible] if any shall be due, according to the true intent and meaning of this [illegible] written, then this deed of bargain and sale shall cease and be [illegible]

And it is also covenanted [illegible] above described, or on our failure to pay the said taxes [illegible] failure of the Mortgagor to keep and perf[illegible] events, the whole amount of the indebtedness hereby [illegible] holder of said note and of this security be and become [illegible] the contrary notwithstanding, such option to be [illegible]

And it is covenanted [illegible] is sold or transferred by Mortgagor without Mortgagee's pr[illegible] subordinate to this mortgage, (b) the creation of a purchase [illegible] or by operation of law upon the death of a joint tenant [illegible] purchase, Mortgagee may at its option, declare all [illegible] shall have waived such option to accelerate if, prior to the sale or transfer, [illegible] sold or transferred reach agreement in writing that the credit of the person [illegible] the sums secured by this mortgage shall be at such rate as Mortgagee shall [illegible] fee is paid if Mortgagee has waived the option to accelerate and if Mortgagor's [illegible] accepted in writing by Mortgagee. Mortgagee shall release M[illegible] exercises such option to accelerate. Mortgagee shall mail Mortgagor [illegible] at 30 days from the date the notice is mailed within which M[illegible] sums prior to the expiration of such period. Mortgagee may [illegible] under this Mortgage.

And it is covenanted and [illegible] and transfer to the said Mortgagee, its successors or assigns all of the rents [illegible] accruing and falling due from and after the service of summons issued in an action [illegible] thereof. In the event Mortgagee exercises its option to accelerate or in the event [illegible] shall be entitled to have a receiver appointed by a court to enter upon, take possession [illegible] rents, issues and profits of the mortgaged premises, including those past due. [illegible] payment of the costs of management of the mortgaged premises and collection of rents, including [illegible] receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this mortgage. [illegible] in the case of foreclosure of this mortgage, by suit or otherwise, the Mortgagee shall [illegible] advertising, selling and conveying, including reasonable attorney's fees and other reasonable [illegible] Mortgagee, and shall be included in judgment of foreclosure. And it is further agreed [illegible] adversely affects Mortgagee's interest in the mortgaged premises, Mortgagee shall [illegible] incurred in protecting its interest, including but not limited to reasonable attorney's fees.

And it is covenanted and agreed [illegible] exercise any option to declare the maturity of any obligation secured by [illegible] such option, or to declare such forfeiture [illegible] conditions contained in this mortgage can be waived, altered or [illegible] hereto.

The noteholder hereunder [illegible] payments under any lien prior hereto, or under this mortgage, the [illegible] constitute a default [illegible] not limited to principal and/or interest payments, taxes and fire insurance premiums. All sums so advanced shall bear interest at the highest rate allowed under South Carolina law, from the date of the advance to the date of repayment, shall attach to and become part of the lien created hereunder shall become payable at any time on demand [illegible] noteholder's option constitute a default hereunder giving rise to all of the remedies [illegible] other defaults.

The Mortgagor shall have the right to [illegible] at any time and shall receive a rebate for any unearned interest which [illegible]

All appraisements and homestead [illegible]

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