(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, inst the mortgaged premises. That it will comply with all companyed and appreciately 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 detault 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 proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the Jobt 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 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 virture.

(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

(9) If the mortgagor should convey the property or any interest therein, to any other party without first obtaining written consent from the mortgagee, or should a creditor, receiver, or trustee in bankruptcy obtain an interest in the property or should any party obtain an interest by attachment or any means other than inheritance (or will), or should the mortgager or the mortgagee be made a party to any action involving the title to the mortgaged premises or which might affect the security interest of the mortgagee then the entire principal balance with interest and service charge accruing thereon shall become immediately due and payable at the option of the mortgagee.

(10) Mortgagee shall be entitled to receive any sums which have been or may be awarded mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagor for damages caused by public works or construction on or near the premises. All such proceeds and awards are hereby assigned to mortgagee, and mortgagor upon request by mortgagee agrees to make, execute and deliver any additional assignments or documents which may be necessary from time to time to enable mortgagee, at the option, to collect and receipt for same. Unless otherwise agreed, any sum received by mortgagee under the provisions of this paragraph shall be applied to the payment of principal, whether then matured or not, in the inverse order of the maturity. where amount on any prior morrage when the same becomes due

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 to be on me this 20th three February 19 80 (SEAL)  Notary Public for South Carolina.  My Commission Expires: 5-4-84  STATE OF SOUTH CAROLINA  COUNTY OF  RENUNCIATION OF DOWER NOT NECESSARY  SINGLE MALE  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 wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined.	(SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally, appeared the undersigned witness and made oath that (sibe saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (sibe, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this State of South Carolina.  My Commission Expires:  5-4-84  STATE OF SOUTH CAROLINA  COUNTY OF  RENUNCIATION OF DOWER NOT NECESSARY  SINGLE MALE  1, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned by me, did declare that she does freely, solutinarily, and without any compulsion, dreat of rear of any person whomoeser, renounce, release and foreer relinquish unto the mortgagor(s) and the mortgagor(s) here 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  day of  19  (SEAL)	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made outh that (sibe saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (sibe, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this County 19 80 (SEAL)  Notary Public for South Carolina.  My Commission Expires:  5-4-84  STATE OF SOUTH CAROLINA COUNTY OF  RENUNCIATION OF DOWER NOT NECESSARY SINGLE MALE  [Includersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, add this day appear before me, and each, upon being privately and separately examined by me, did declare that who does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgage(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  Notary Public for South Carolina.  Notary Public for South Carolina.	\$9,950.00 Lot 22 cul-de-sac Kingsley I		SOUTHERN FINANCIAL SERVICES, INC.	of	Pand in full and fully varisfied this	STATE OF SOUTH CAROLINA COUNTY OF	Register of Mesne ConveyanceGreenville County	A. No.	Book 1497 of Mortgages, page 281	y 80 at 2:13 P. m. recorded in	this 6th day of Mar.	l hereby certify that the within Mortgage has been	Mortgage of Real Estate	SOUTHERN FINANCIAL SERVICES, INC.	PHILIP E. PERRITT
Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgager 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 to be one me this Drift of February 19 80 (SEAL)  Notary Public for South Carolina.  My Commission Expires: 5-4-84  STATE OF SOUTH CAROLINA COUNTY OF  SINGLE MALE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgager(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 compution, dread or fear of any person whomoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs of 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  day of 19	(SEAL)  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 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 to before me this count Carolina.  My Commission Expires:  5-4-84  STATE OF SOUTH CAROLINA COUNTY OF  RENUNCIATION OF DOWER NOT NECESSARY SINGLE MALE  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, that 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 whomsoever, renounce, release and forever relinquish unto the mortgagoet(s) hereby consistent 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  (SEAL)  PROBATE  PR	Perunally appeared the undersigned witness and made out that (sibe saw the within named mortgager sign, seal and as its act and deed deliver the within written instrument and that (sibe, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this Deta that February 19 80 (SEAL)  Notary Public for South Carolina.  My Commission Expires: 5-4-84  STATE OF SOUTH CAROLINA COUNTY OT  RENUNCIATION OF DOWER NOT NECESSARY SINGLE MALE  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 sky 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 tear of any person whomoever, renounce, release and forever relinquish unto the mortgager(s) and the mortgager(st) here 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  day of 19	Notary My con	Public for South Car nemission expires: RECORDEL		6 1	9 <b>8</b> 6	at	2:13						L	2664	2
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 to be on me this 20th triple February 19 80 (SEAL)  Notary Public for South Carolina.  My Commission Expires: 5-4-84  STATE OF SOUTH CAROLINA  COUNTY OF  RENUNCIATION OF DOWER NOT NECESSARY  SINGLE MALE  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 whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) is 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.	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made oath that (side saw the within named mortgager sign, seal and as its act and deed deliver the within written instrument and that (side, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this Cortic that February 19 80 (SEAL)  Notary Public for South Carolina. My Commission Expires:  5-4-84  STATE OF SOUTH CAROLINA COUNTY OF  SINGLE MALE  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 whomever, renounce, release and forever relinquish unto the mortgager(s) and the mortgage(s(s')) here 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	PROBATE  Personally, appeared the undersigned witness and made oath that (side saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (side, with the other witness subscribed above witnessed the execution thereof.  SWORN to be our methics of South Carolina.  My Commission Expires:  5-4-84  STATE OF SOUTH CAROLINA  COUNTY OF  RENUNCIATION OF DOWER NOT NECESSARY  SINGLE MALE  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 by me, did declare that whe does freely, voluntarily, and without any compulsion, dead or fear of any person whomsever, renounce, release and forever relicioushy unto the mortgagor(s) respectively, theirs 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.					19	<u> </u>			**						
Personally appeared the undersigned witness and made outh 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 to be one me this 20th of February 19 80 (SEAL)  Notary Public for South Carolina.	(SEAL)  STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made outh 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 to be one me this Orth Three February  19 80 (SEAL)  Notary Public for South Carolina.	Philipe E. Perritt (SEAL)  (SEAL)  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 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 to be one me this DTA tribes February 19 80 (SEAL)  Notary Public for South Carolina.	wife (wi by me, and for claim of	Y OF  ives) of the above n  did declare that sh  ever relinquish unto f dower of, in and to	amed mort be does fre the mortga all and sing	gagor(s cly, vo	s) respect pluntarily and the	ively, did , and wii morigaged	SI y Publi this da thout ar	NGLE MA ic, do hereb iy appear be ny compulsi eirs or succe	LE  oy certification on, dre  nsors a	ify unt ie, and	o all each, fear	whom upon l	it may cor seing privat person who	ncern, that the ely and separat omsoever, reno	unce, relea
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 to before me this 20th that February 19 80	(SEAL)  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 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 to be for me this 2015 three February 19 80	Philipe E. Perritt (SEAL)  STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made each that (s)he saw the within named mortgager 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 to below me this 20th three February 19 80		· · · · · · · · · · · · · · · · · · ·		<u> </u>				(SEAL)				γ·~			
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE PROBATE	(SEAL)  (SEAL)  (SEAL)  (SEAL)  (SEAL)  (SEAL)  PROBATE	SEAL)  Philipe E. Perritt  (SEAL)  (SEAL)  (SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  PROBATE	hereof.	. 1	deed delive	Person the w	ithin wri	itten instri	ament a	nd that (s)h	e, with	d mad- the oil	e oath her wi	that (iness su	she saw th bscribed ab	e within name ove witnessed t	i mortgago he executio
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