(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, times 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, 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 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 toreclosed. 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 mortgagor 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.

(11) If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due,

Personally appeared the undersigned witness and made outh that (tyle saw the within named mortgager gen, seal and as its act and deed deliver the within written instrument and that (tyle, with the other witness subscribed above witnessed by execution error.  WORN Dictor me the Cattle 2001  July 1981.  (SEAL)  RENUNCIATION OF DOWER  I, the undersigned Norsty Public, do bereby errority unto all whom it may consern, that the undersigned of the above named mortgagerity respectively, add this day appear before me, and each, upon being privately and suparizately extended in me, did declare that the does freely, colourarly, and without any computation, dread or feat of any person whomsoever, renounce, release of the above named mortgagerity and the mortgagerity of the mortgagerity and the mortgagerity of the mortgagerity and the mortgagerity of the mortgagerity	TINESS the Mortgago s band and seal this GNED, sealed and delivered in the presence	<i>p</i> , 0	uly 1981.  Jamar Gaines	(SEAL) (SEAL)
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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE LAMAR GAINES  1 hereby certify that the within Mortgage this 27th day of July No. 21 horeby certify that the within Mortgage this 27th day of July No. 21 horeby certify that the within Mortgage To SOUTHERN FINANCIAL SERVICES 33 Hook 1548 of Mortgage COUNTY OF Paid in full and fully validied this Paid in full and fully validied this Records Old Cooley B. Rd.  \$150 acros Old Cooley B.	WEN under my hand and seal this 24:	th Sage	c \$ (a)	
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OF SOUTH CAROLINA  F GREENVILLE LAMAR GAINES TO  #892  #898  #892	otary Public for South Carolina. y commission expires: May 8 1984	19 81 (SEAL)	Dale C. Gaines	0208
S-25 -2-79)	otary Public for South Carolina. sy commission expires: May 8, 1984	19 81 (SEAL) 30 2 7 1981 at 2	Dale C. Gaines	0208
	Jul Jul Potary Public for South Carolina. Sy commission expires: May 8, 1984	Register of Mesne Conveyance Greenville Register of Mesne Conveyance Greenville ROUNTY OF Paid in full and fully satisfied this	Mortgage of Real Estate  Gaines  I hereby certify that the within Mortgage have  this 27th day of July  2:35 P. m. record  P. 19 81 at 2:35 P. m. record  S. Book 1548 of Mortgages, page 6	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE LAMAR GAINES TO SOUTHERN FINANCIAL SERVICES 22 #892