(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal energies mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the nic (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereby default hereby 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 tents, issues and profits toward the payment of the debt secured hereby (6) That if there is a default in any of the terms, conditions. r 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 Mort-gee shall become immediately due and payable, and this mortgage may be foreclosed Should any legal proceedings be instituted for the foreclosure ef 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 ebt 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 incured to the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mort ... a part of the debt secured hereby, and may be recovered and collected hereunder. raises above conveyed until there is a default under this mortgage or in the note secured (7) That the Mortgagor shall hold and enjoy the ne Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage. hereby. It is the true meaning of this instrument the and of the note secured hereby, that then this me age shall be utterly null and void, otherwise to remain in full force and virtue. (8) That the covenants herein contained shall and and the benefits and advantages shall inure to, the respective heirs, executors, administrators. successors and assigns, of the parties hereto. Wher her 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 per city or any interest therein, to any other party without first obtaining written consent from the mortgagee, or should a creditor, receiver, or truste 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 s' ould 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 intere t of the mortgagee then the entire principal balance with interest and service charge accruing thereon shall become immediately due and payable at t e option of the mortgagee. (10) Mortgagee shall be entitled to receive a y 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 e 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 1 - 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. mortgagee may pay the same, and mortgagor on demand will repay the amount so paid with interest thereon at the rate set forth in the note, and the same shall be added to the mortgage indebtedness and be secured by this mortgage. (12) If mortgagor is not petsonally obligated on the debt which this mortgage secures, mortgagor acknowledges that said loan was made in consideration for this mortgage and that mortgagor received consideration in this transaction. Mortgagor agrees that the property described heretofore secures compliance with all of the terms of said note and this mortgage. September WITNESS the Mortgagor's hand and seal this SIGNED sealed and delivered in the presence of: (SEAL) (SEAL) (SEAL) STATE OF SOUTH CAROLINA **PROBATE** 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. Swifts to before tryhis 10th day of September Notary Public for South Carolina. 11-1030 My Commission Expires: STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF Greenville

resp and mor with	ectively, did the without any regage e's(s'), he min mentioned	ned Notary Public, do his day appear before compulsion, dread o irs or successors and and released.	me, and ea or fear of assigns, all	ch, upon bei any person	ng privatel whomsoev	y and separ- er, renounce	irely ex :, relea:	amined by se and for	me, did declar ever relinquis	re that she does free h unto the mortga nd to all and singul	ely, volunti igee(s) and	aniy. I the
$\mathcal{O}$	reice	day o'September	MAN	ال الم	OOT	_(SEAL) _	at at	11:13		14085		LATHAN,
安 \$9,202.16 Lot 11 Cureton St.	Commission Witness:		Paid in full and fully satisfied this day of	STATE OF SOUTH CAROLINA	Register of Mesne Conveyant Greenville County	1983 Book 1.629 of Mortgages, page 1.7	1983_ " 11:13 A.	4th day of October	Mo	BANK OF SOUTH CAROLINA	ES HARVEY CLEVELAND, III NE A. CLEVELAND X110	COUNTY OF Greenville CAROLINA

1238-18-12N

The second second

rasara**) nesaste**ra