

(2) That it will keep all mortgages and all other liens and encumbrances on the premises, and that it will continue to pay the same until they are paid in full, and that it will, at its expense, enter into suit to enforce the same, and that it will, at its expense, defend any suit brought against it for such purposes, and that it will, at its expense, defend any suit brought against it for such purposes, and that it will, at its expense, defend any suit brought against it for such purposes.

(4) That it will pay, when due, all taxes, public charges, and other assessments and charges, and other expenses against the mortgaged premises. That it will comply with all government and municipal laws and ordinances 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 against the mortgagor, or should the mortgagor become insolvent, or should the mortgagee become a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises, and that there, its rents and profits, including a reasonable rental to be paid by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceedings, 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 foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to 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, then, in any such 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 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. Wherever 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 6th day of August 19 73

SIGNED, sealed and delivered in the presence of:

Mary D. Jones (SEAL) *Louise G. Bell* (SEAL)
Ruth Reeves (SEAL)

_____ (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 to before me this 6th day of August 19 73

Mary D. Jones (SEAL) *Ruth Reeves*
Notary Public for South Carolina
My Commission Expires May 9, 1983

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER
(Female Mortgagor)

I, the undersigned Notary Public, do hereby certify to 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(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 6th day of August 19 73

Mary D. Jones (SEAL)
Notary Public for South Carolina
My Commission Expires May 9, 1983

Recorded August 16, 1973 at 10:45 A.M., # 4929

RECORDING FEE
PAID \$ 2.50
AUG 16 1973
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE X 4929 X
TO
Louise G. Bell
MOTOR CONTRACT COMPANY
OF Greenville
123 Mont Antrim Drive
Greenville, South Carolina 29607
Mortgage of Real Estate
I hereby certify that the within Mortgage has been this 16th day of August 1973 at 10:45 A.M. recorded in Book 1288 of Mortgages Page 157 As No. _____
Registrar of Marine Conveyance Greenville County
\$5,385.00
Lot 44 Blue Mt. Dr. "Blue Mt. Park"

B E I O

4328 RV.2