

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, rates 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 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 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. 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 mortgagee upon request by mortgagor 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 maturities.

(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.

WITNESS the Mortgagor's hand and seal this 9th day of February 1979

SIGNED, sealed and delivered in the presence of

Bobby Lee Cox (SEAL)
Bobby Lee Cox

Myrtle B. Cox (SEAL)
Myrtle B. Cox

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

Personally appeared the mortgaged parties and made oath that they saw the within named mortgagee sign, seal and as its act and deed deliver the within written instrument and that they with the other witness subscribed above witnessed the execution thereof.

Subscribed and sworn to before me this 9th day of February 1979

Notary Public for South Carolina
My Commission Expires 5-4-84

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } REINSTATEMENT POWER

I, the undersigned Notary Public, do hereby certify that on which it was shown, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each of them being privately and separately examined by me, did declare that she (they) respectively, and jointly, are competent, of legal age, of sound mind, without duress, fraud, force and forever relinquish unto the mortgagor(s) and the mortgagee all their claims, demands, rights, titles, interests, and all other rights and claims of dower, of curtesy, and of all other rights and claims in and to the premises, with their heirs and assigns.

GIVEN under my hand and seal this 9th day of February 1979

Myrtle B. Cox (SEAL)
Myrtle B. Cox

Notary Public for South Carolina
My Commission Expires 5-4-84

RECORDED FEB 13 1979 at 11:36 A.M.

23171

Pyler & Leaphart
STAFF OF SOUTH CAROLINA
GREENVILLE
Bobby Lee Cox and Myrtle B. Cox
Mortgagees, Inc.

Mortgage of Real Estate

13th day of February 1979 at 11:36 A.M. recorded in Book 1457 of Mortgage Book 480

Record of Mortgages Greenville County
STATE OF SOUTH CAROLINA
GREENVILLE

and in full paid and fully satisfied this day

MORTGAGEES, INC.

(\$1,000.00)

Lot 9 & 5 Hwy. 177 (Rutledge)
GILHEATH EDP, SEC. 3

2-AW 8267