

va 1466 pg 411

The Mortgagor further certifies as follows:

1. That this mortgage shall secure the Mortgagor's debt that arises from the issuance of the note or the Mortgage, or the payment of the note, or the principal or interest, or any part thereof, or any expense incident to the note or the Mortgage, shall be paid by the Mortgagor, and that the same shall be paid by the Mortgagor to the holder of the Mortgage, or the Mortgagor, so long as the principal, less the amount of the note, and the interest thereon, shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards specified by Mortgagee, in amounts not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, so that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby, owing to the Mortgagee, the premium of any policy insuring the mortgaged premises and does herby authorize each insurance company so named to file a claim in its name with the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

3. That it will keep all improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and other hazards specified by Mortgagee, in amounts not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, so that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby, owing to the Mortgagee, the premium of any policy insuring the mortgaged premises and does herby authorize each insurance company so named to file a claim in its name with the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

4. That it will pay, when due, all taxes, public assessments, and other governmental or quasi-governmental charges levied 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 the date hereof, and such rents, issues and profits shall bear proportionately to the amount of the principal of the mortgaged premises, and profits, including a reasonable rental to be fixed by the Court in the event said premises are foreclosed by the Mortgagee, and after deducting all charges and expenses arising out of 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 instrument, 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 record, demanding the Mortgagee as the plaintiff, the parties to such action, or of all the debt secured hereby, or any part thereof, be placed in the hands of a trustee at law for collection, then, in either event, all costs and expenses incurred by the Mortgagee, the same to be paid by the Mortgagor, shall be paid by the Mortgagor, and shall be a debt due and owing on demand of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected in any manner.

7. That the Mortgagor shall hold valid only the property shown in the note, and that if there is a default under this mortgage or in the note secured hereby, it is the full responsibility of the Mortgagor to make good 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 effect.

8. That the rights herein granted shall vest, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Wherever used, "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 15th day of May 1979

SIGNED, sealed and delivered in the presence of:

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 affix his 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 15th day of May 1979

SEAL

Notary Public for South Carolina  
My Commission Expires: 9/29/81

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

RENUNCIATION OF DOWER

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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(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 related.

GIVEN under my hand and seal this

15th day of May 1979

SEAL

Notary Public for South Carolina  
My commission expires: 9/29/81

Deborah W. Jones

RECORDED MAY 15 1979

at 11:17 A.M.

3328.1

MAY 15 1979 LONG, BLACK & GASTON  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville  
Richard O. Jones  
Deborah W. Jones

LONG, BLACK & GASTON  
ATTORNEYS AT LAW  
100 East North Street  
Greenville, S.C. 29601  
\$5,064.78  
Lot 7 San Spuci

Register of Deeds Conveyances Greenville County

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