

An
lawfully served in fee of the

First Federal Savings and Loan Association

in the Greenville

and lawful right to sue for all
lawful claims and debts due
and to become due on or before the
date hereinafter specified, in
such amounts as shall be
amount satisfactory to the
Mortgagor, attorney fees, costs
the insurance premium paid
buildings as the Mortgagor
said taxes, assessments, and
hereby acknowledge that
from the date of payment of the same.

PROVIDED Mortgagor,
Mortgagor, shall not fail to pay any taxes
to the true intent is that the taxes
and sale shall result in a bargain

And it is agreed that if
failure to pay the aforesaid taxes
to keep and perform all the
indebtedness hereby created
security be and to remain
such option as follows:

And it is agreed that if there is a
without Mortgagor's prior
creation of a power of sale by
death of a co-owner or by
at its option, Mortgagor may
accelerate it, provided that in writing
writing that the amount
shall be at such rate as Mortgagor
create and if Mortgagor creates
Mortgagor shall cause Mortgagor
Mortgagor shall cause Mortgagor
is mailed within which time less than
period. Mortgagor may do so.

And it is covenanted and agreed
successors or assigns
service of summons, process, and
its option to accelerate or to
court to enter upon and take
premises, including the security
mortgaged premises and all other
attorney's fees, and then to the sum of \$100.00
by suit or otherwise, the Mortgagor shall have the right
attorney's fees and expenses of the same
foreclosure, and all other
the mortgaged premises and
but not limited to reasonable attorney's fees.

And it is further agreed
the maturity of aforesaid
declare said for the purpose
mortgage can be foreclosed
by suit or otherwise.

The principal sum
hereunder, or under this mortgage
payments, taxes and the insurance premium
law, from the date of payment of the same,
payable at any time during the term
hereunder giving notice of acceleration
and the same.

The Mortgagor
rebate for any reduction in the
rate of interest.

All costs

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April 7, 1978.

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that he has a good
and sufficient title against the
said building, to pay all taxes due
assessments and keep the buildings
in good repair, the said lessors or assigns,
in an amount satisfactory to the
lessors or assigns, the amount of
the sum necessary for restoring the damaged
Mortgagor shall fail to pay and keep up
the buildings lessors or assigns are
to bear interest

which sum or part thereof
to be paid unto the said
Mortgagor, or to his assigns if any shall be due, accord-
ing to the true intent and meaning of this instrument, if the same is written, then this deed of bargain

and sale shall result in a
debt due and owing to us, or described, or on our
failure to pay the aforesaid taxes
failure of the Mortgagor
to the extent of the above events, the whole amount of the
option to accelerate and holder of said note and of this
instrument, and all other rights to the contrary notwithstanding.

And it is agreed that if
any property held or transferred by Mortgagor
be sold or transferred by operation of law upon the
Mortgagor's failure to purchase, Mortgagee may
not waive such option to accelerate
and transfer reach agreement in
writing that the sums secured by this mortgage
is made by Mortgagor has waived the option to acceler-
ate and transfer accepted in writing by Mortgagee.
And if Mortgagor exercises such option to accelerate,
not later than 30 days from the date the notice
is given, by such sums prior to the expiration of such
option to accelerate under this Mortgage.

And it is agreed and transfer to the said Mortgagee, its
successors and assigns failing due from and after the
date of acceleration of the aforesaid sums secured by
In the event Mortgagee exercises
the option to accelerate, Mortgagee shall have a receiver appointed by a
court to receive the rents and profits of the mortgaged
premises, including the costs of management of the
premises, including the receiver's bonds and reasonable
expenses of the receiver in the case of foreclosure of this mortgage,
including expenses of selling and conveying, including reasonable
expenses of advertising, and shall be included in judgment of
foreclosure, and all other expenses which may affect Mortgagee's interest in
the mortgaged premises in protecting its interest, including

any option to declare
the maturity of the aforesaid sums contained in this
instrument, and all other expenses.

And it is agreed that any default
under any lien prior
to the date of acceleration shall be limited to principal and/or interest
and that the interest rate allowed under South Carolina
law, from the date of acceleration, shall be created hereunder shall become
the rate of interest, and shall constitute a default
under any lien prior to the date of acceleration.

And it is agreed that the Mortgagor
and shall receive a

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