- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines 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. Ú 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 mortgager 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
- (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 mortgagor upon request by mortgagee 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 maturity.

consid secure	agee may pay the same, and shall be added to the mor	d mortgagor on de tgage indebtedness sonally obligated and that mortgagor the terms of said to and seal this	emand will repay the and and be secured by the on the debt which this received consideration in the and this mortgage 20th day of	nount so paid with interesting mortgage.  Is mortgage secures, morting this transaction. Mortgage.	gagor acknowledges to gagor agrees that the page 19 82	chen the same becomes due. et forth in the note, and the chat said loan was made in broperty described heretofore  (SEAL) (SEAL) (SEAL) (SEAL)
COU	TE OF SOUTH CAROLINATY OF GREENVILL  ersonally appeared the under n written instrument and the	E S	I made oath that (s)he s	PROBA saw the within named mo bed above witnessed the	rtgagor sign, seal and	as its act and deed deliver the
No.	ty Public for South Caroli Commission Expires:	na.	July 1	9 82 Haren	D. Wrod	lson
respe and mort	ectively, did this day appear	before me, and eadered of the	ch, upon being privately any person whomsoeve	y and separarely examined er, renounce, release and	l by me, did declare the forever relinquish up	the above named mortgagor(s) nat she does freely, voluntarily, nto the mortgagee(s) and the
GIVI	in mentioned and released.  EN under my hand and se	al this	19 92	And all her right and claim	of dower of, in and t	o all and singular the premises
Nota	in mentioned and released.  EN under my hand and se  20th day of July  100000000000000000000000000000000000	al this  Ly  AUU	19 82 Lin	And all her right and claim    Color   Color     Color	plon	all and singular the premises

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