

That it will pay when due all taxes, public assessments and other governmental charges and expenses on the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default in the performance of the obligations secured by this instrument. Any judge having jurisdiction may, at the request of the trustee of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits therefrom, 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 proceeding and the executor of its trust as receiver shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

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.

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.

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.

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.

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.

If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due, mortgagor 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.

If mortgagor is not personally obligated on the debt which this mortgage secures, mortgagor acknowledges that said loan was made in consideration for this mortgage and that mortgagor received consideration in this transaction. Mortgagor agrees that the property described heretofore secures compliance with all of the terms of said note and this mortgage.

WITNESS the Mortgagor's hand and seal this  
SIGNED, sealed and delivered in the presence of

2nd day of August 1983

*[Signatures]*  
\_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL)

*Karol S. Anglin* (SEAL)  
Karol S. Anglin (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.

Subscribed to before me this 2nd day of August 1983  
*[Signature]*  
Notary Public for South Carolina  
My Commission Expires 11-10-90

*[Signature]* (SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER  
NOT NECESSARY-WOMAN MORTGAGOR

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 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

day of 19

Notary Public for South Carolina  
My Commission Expires

Recorded August 8, 1983 at 10:25 A.M.

Witness  
THE CITIZENS AND SOUTHERN NATIONAL  
BANK OF SOUTH CAROLINA  
\$3,659.89  
Lot 16 W. Indian Trails  
SEVEN OAKS

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
Filed in full and fully verified this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

Register of Deeds (Greenville County)  
I hereby certify that the within Mortgage has been this \_\_\_\_\_ day of August 1983 at 10:25 A.M. recorded in Book 1619 of Mortgage Book 957

Mortgage of Real Estate

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
KAROL S. ANGLIN  
THE CITIZENS AND SOUTHERN NATIONAL  
BANK OF SOUTH CAROLINA

1619-358

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