(4) That it will pay, when bue, all taxes public a sessments on form against the mortgaged premiers. That it will comply with all givernous state of mortgaged premiers. That it will comply with all givernous state of mortgaged (5) That it hereby assigns all cents usues and profits of the most careep premies from and offer any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this best ment, any placed by the form up, at Charders or otherwise, appoint a receiver of the mortgaged premises, with full authority to take placed and precises are collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event sud precises are occupied by the mortgager and after deducting all charges and expenses after him such proceeding and the execution of its trust as receiver, shall apply the resolve of the rents, issues and profits towar I 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 Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal procedures 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, 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 here under. (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 morning of this instrument that if the Mortgagor shall fully reasons all the terms, conditions, and convenants 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 (8) That the covenants herein contained shall bind, and the henefits and advantages shall inure to, the respective heirs, executors, administrators successors and assigns, of the parties hereto. Whenever used, the angular 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 any interest in the property or should any party obtain an interest by attachment or any means other than inheritance (or will), the entire principal balance with interest and service charge accuring thereon shall become immediately due and payable at option of the mortgagee. (10) Mortgagee shall be entitled to receive any sums which have licen or may be awarded mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgager 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. (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. 5th day of WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of (SEAL) (SEAL) (SEAL) (SEAL) STATE OF SOUTH CAROLINA Greenville FROBATE COUNTY OF Personally appeared the unders mied witness and made path that (sike saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that is he, with the other witness subscribed above witnessed the execution thereof. (day of March SWORN to before Notary Public for South Carolina. My Commission Expires: My Commission Grantor Single RESUNCIATION OF DOWER STATE OF SOUTH CAROLINA COUNTY OF Greenville I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagors) 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 whomsoever, renounce, release and forever relinquish unto the mortgagors; and the mortgagers is 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 5th day of Notary Public for South Carolina. My commission expires: Vi Commission 22683 RECORDED WAS '76 At 4:00 P.M. springs TP tegister of Mesne ConveyanceGreenville hereby certify that the within Mortgage has been MAR 8 S-2.50 S-2.5683 ... 37 Mortgage of Real Estate C N MORTGAGES, INC. 8th W. WHITWORTH PYLE & PYLE of Mortgages, page 856. S. Hwy 29, Chick March

orless.