

20574X  
JAMES R. MANN  
1982  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

James S. Henson  
9680

TO  
Phillip G. Soderquist, June C. Soderquist, Jackson P. Weldon and Ada E. Weldon  
SATISFIED AND CANCELLED OF RECORD  
A DAY OF SEP 27 1983  
R. M. C. FOR GREENVILLE COUNTY, S.C.  
Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 9th day of June 19 82 at 10:45 A.M. recorded in Book 1572 of Mortgages, page 233 As No. 9680  
James R. Mann  
Register of Meme Conveyance Greenville  
\$2,500.00  
JAMES R. MANN  
Attorney at Law  
Greenville, S. C. 29601  
Pt. Lots 2 & 3 & 4 Henson Rd. Saluda Tp.

RECORDED JUN 21 1982  
COUNTY OF GREENVILLE  
STATE OF SOUTH CAROLINA  
FILED  
SEP 22 1983  
WITNESS the Mortgages hand and seal this 30th day of APRIL 1982  
SIGNED, sealed and delivered in the presence of  
SEAL  
SEAL  
SEAL  
SEAL  
(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.  
(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 mortgagee and after default, all charges and expenses of the mortgagee in connection with the collection of the rents, issues and profits, and a reasonable attorney's fee, shall be paid by the mortgagor to the mortgagee, 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 be paid by the mortgagor to the mortgagee.  
(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. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the mortgagee become a party of any suit or action brought by the mortgagee, the mortgagee shall be entitled to the full amount of the debt secured hereby, and this mortgage may be foreclosed and collected hereunder.  
(7) That the mortgagee 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 mortgagee 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 it shall 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 masculine and the use of any gender shall be applicable to all genders.

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