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and expense 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. 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 hand 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.

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(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.

WITNESS the Mortgagor's hand and seal this 30th day of January 19 81
SIGNED, sealed and delivered in the presence of:

Virginia B. McGuire

Douglas G. Brown
Douglas G. Brown

Katharine A. Brown
Katharine A. Brown

FILED
FEB 28 1981
CLERK OF COURT
SOUTH CAROLINA

MORTGAGE PAID IN FULL AND SATISFIED 3/1/81

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WITNESSES
Cecil B. Rice
Sherry C. Hunt
PROBATE
Sherry R. Smith

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

GREENVILLE CO. Johnson, P.A.
HORTON, DRAWDY, HAGINS, WARD & SPOFFORD, P.C. 307 PETTIGRU ST., GREENVILLE, S.C.
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
4 38 PM '81
TANKERSLEY
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Douglas G. Brown and Katharine A. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted unto Robert M. Hunt and Sherry C. Hunt

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty Thousand Three Hundred and 00/100 Dollars (\$ 30,300.00) due and payable

according to terms of promissory note executed of even date herewith.

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