

5. All persons, tenants or property owners using said sewer system shall be subject to the rules and regulations of the City of Mauldin and the Western Carolina Regional Sewer Authority pertaining to sewer service.

6. Any property owner whose real estate is tied into or connected on to the said sewer system shall pay to the City of Mauldin an annual charge of forty-five mills based on the assessed valuation of the real estate being served by said sewer system (said forty-five mills being \$.045 cents on each dollar of assessed valuation). Said valuation shall be payable to the City of Mauldin on or before November 30th of each year. In the event said sum is not paid by November 30th, then penalties shall be added thereto in accordance with the ordinances of the City of Mauldin pertaining to delinquent taxes on property within the City. In the event any building or residence is connected on to said sewer system, and becomes occupied prior to the time the value of said building or residence is assessed on the tax books of Greenville County for that current year for tax purposes, then the property owner or occupant shall pay a monthly charge of \$4.00 per month to the City of Mauldin for sewer service until the end of that calendar year. The payment for the first month shall be prorated. Said monthly charge shall be due by the tenth of the following month and if not paid when due, a penalty of \$1.00 shall be added to any delinquent monthly charge.

7. It is agreed that said sewer charge shall be a lien against said real estate, which lien shall be valid and binding for a period of ten years after the due date thereof. Said lien shall be prior and superior to all other liens except liens for county taxes. In the event the said charge is not paid when due, the City of Mauldin shall have the right to foreclose its lien and sell said real estate at public auction and apply the proceeds from such sale to the payment due on account of said sewer charge. Such foreclosure proceeding shall be brought in the County Court for Greenville County or Court of Common Pleas. The City of Mauldin shall make all persons claiming any interest in or lien to said real estate as parties to said action and said proceedings shall be similar to proceedings for the foreclosure of a mortgage lien. In the event of foreclosure, the City shall have the right to add all costs including a reasonable attorneys fee to said sewer charge, which shall be paid out of the proceeds of sale. The City agrees to give notice of intention to foreclose to

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