BOUR 892 5.16 in 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, appoints a resonable rental to be fixed by the Court in the event said premises are occupied by the mortgaged premises and after deducting all charges and expenses a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such preceding 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 be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any be 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 suit involving this Mortgagee, and a reasonable attorney is hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, as a part of the debt secured hereby, 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 hereauther. of the debt secured hereby. and may be recovered and collected hereunder. (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. That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrates and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use trators, successors and assigns, of the parties hereto. of any gender shall be applicable to all genders. WITNESS the Mortgagor's hand and seal this day of June 8th SIGNED, sealed and delivered in the presence of: Wound & Bradlery (SEAL) (BEAL) (SEAL) (SEAL) STATE OF SOUTH CAROLINA PROBATE COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and a life act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereon. execution thereof. SWORN to belorging this 8th day of (SEAL) Ubile ige South Carolina RENUNCIATION OF DOWER STATE OF SOUTH CAROLINA COUNTY OF GREENAITE 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 whomsoever, 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 ...(SEAL) #30795 Recorded June 13. 1962 at 9:45 origage å B, Cola