

6. That he will pay when due all taxes, insurance premiums and public assessments and, on the failure of the Mortgagor to pay all taxes, insurance premiums and public assessments, the Mortgagee may, at its option, pay said items and charge all advances therefor to the mortgage debt.

7. That he hereby assigns to the Mortgagee all the rents, issues and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have a receiver appointed of the rents, issues and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

8. That, at the option of the Mortgagee, this mortgage shall become due and payable forthwith if the Mortgagor shall convey away said mortgaged premises or if the title shall become vested in any other person in any manner whatsoever other than by death of the Mortgagor.

9. It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the promissory 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 this mortgage and of the promissory note secured hereby, then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions or covenants of this mortgage or of the promissory 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 to 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 an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee (in any event, not less than 10% of the unpaid balance), shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured thereby, and may be recovered and collected hereunder.

10. 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

day, month and year

WITNESS my hand and seal this 20th day of October 1971

Signed, sealed and delivered in the presence of:

H. Wayne Ezzell
WITNESS
Shirley W. Crompton
WITNESS

Hans Van Geer (SEAL)
SIGNATURE OF MORTGAGOR
Sharyn Van Geer (SEAL)
SIGNATURE OF MORTGAGOR (IF MORE THAN ONE)

State of South Carolina
County of Spartanburg

PROBATE

Personally appeared before me H. Wayne Ezzell (deponent)

and made oath that deponent saw the within named Hans Van Geer and Sharyn Van Geer

sign, seal and as Shirley W. Crompton mortgagor's act and deed deliver within written mortgage, and that deponent, with Shirley W. Crompton witnessed the execution thereof.

SWORN to before me this 20th day of October 1971

James D. Keeler (SEAL)
Notary Public for South Carolina
My commission expires 9/29/79

H. Wayne Ezzell
SIGNATURE OF SUBSCRIBING WITNESS

State of South Carolina
County of Spartanburg

RENUNCIATION OF DOWER

I, Larry G. Scales Notary Public for South Carolina do hereby

certify unto all whom it may concern that Mrs. Sharyn Van Geer wife of the within named Hans Van Geer

did this day appear before me, and, 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 or persons whatsoever renounce, release and forever relinquish unto the within named SPARTANBURG BANK AND TRUST COMPANY, its successors and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal this 20th day of October 1971

James D. Keeler (SEAL)
Notary Public for South Carolina
My commission expires 9/29/79

Sharyn Van Geer
SIGNATURE(S) OF WIFE OF EACH MARRIED MALE MORTGAGOR

Recorded October 26, 1971 at 11:30 A. M., #11763

X-11763

day, month and year

1,368.72

Lot 1, Plat of Peter H. Wuest.

Filed for record in the Office of the Clerk of Court for Greenville County, South Carolina, on October 26, 1971 at 11:30 A.M. in Real Estate and recorded in Book 1211 at page 369. J. H. G. for G. Co., S.C.