

...other public payments against this... receipts at the office of... until all amounts... fall to pay said taxes and... and charge same amounts to the mortgage...

...upon demand of the Mortgagee, at any time, to pay on... with and in addition to the monthly payments of principal... of the said annual taxes, assessments and insurance... to pay on demand any additional sums... when so demanded by the... to the monthly installments of principal and interest under the...

...the consideration for the loan herein secured, that the Mortgagee... in good repair, and should we fail to do so, the Mortgagee... at any time, and make whatever repairs are necessary, and... to the mortgage debt and collect the same under this mortgage, with interest thereon.

And as additional and further security to the debt herein secured, we the said Mortgagee (do) hereby assign, set over and transfer unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C. its successors and assigns, all the rents and profits accruing from the said premises, retaining, however, the right to the retention of the said property and/or rents and profits thereof and therefrom so long as the payments herein set out are not more than sixty (60) days in arrears; but if at any time any part of said debt, interest, fire insurance premiums or taxes, shall be past due and unpaid, or should the premises remain unoccupied, the Mortgagee may apply to any Circuit or County Judge of this State, at Chambers or otherwise, for the appointment of a Receiver to take charge of the mortgaged premises, designate a reasonable rental therefor, and collect and apply the same, after payment of the costs and expenses of such collection, to the said debt, interest, taxes, fire insurance and assessments, without accountability for anything more than the rents and profits actually received.

PROVIDED ALWAYS, nevertheless, and on this express condition that if we the said Mortgagee, our Heirs, or Legal Representatives, shall on or before the fifth day of each and every month from and after the date of these presents, pay or cause to be paid to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C. its successors or assigns, the monthly installments and other items as herein set out, until said debt and all interest and amounts due thereon, shall have been paid in full, then this deed of bargain and sale shall be and become null and void; otherwise to remain in full force and virtue.

And it is further stipulated that the said Mortgagee, to hold and enjoy the said premises until default of payments shall be made, but upon default in the payments or other covenants herein stipulated for a period of sixty (60) days, then and in such event the said Association may, at its option, declare the whole amount hereunder at once due and payable, together with all costs and expenses including a reasonable attorney's fee, and the right to foreclose this mortgage and sale therein for satisfaction thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, the 23rd day of June, in the year of our Lord, One Thousand Nine Hundred and Seventy Two and in the One Hundred and Ninety Sixth year of American Independence.

Signed, Sealed and Delivered in the presence of:

Sandra H. McAbee (Signature) Jack Nathaniel Mathis (L.S.)  
Maurice T. Belue (Signature) Mary Ellen C. Mathis (L.S.)

State of South Carolina }  
COUNTY OF GREENVILLE

PERSONALLY appeared Sandra H. McAbee and made oath that she saw the within named Jack Nathaniel Mathis and Mary Ellen C. Mathis sign, seal and as their act and deed, deliver the within written Deed; and that deponent, together with Maurice T. Belue witnessed the execution thereof.

SWORN TO before me this 23rd day of June, 1972

Maurice T. Belue (L.S.) Sandra H. McAbee  
Notary Public for South Carolina  
My Commission Expires 5/1/79

State of South Carolina }  
COUNTY OF GREENVILLE

I, Maurice T. Belue a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Mary Ellen C. Mathis the wife of the within named Jack Nathaniel Mathis 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 whomsoever, renounce, release and forever relinquish unto the within named CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., 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 23rd day of June, 1972

Maurice T. Belue (L.S.) Mary Ellen C. Mathis  
Notary Public for South Carolina  
My Commission Expires 5/1/79