

should said premises be occupied by the mortgagor herein, and the payments hereinabove set out become past due and unpaid, then the mortgagor does hereby agree that said mortgagee, its successors and assigns, may apply to any Judge or the Circuit Court of said State, at Chambers or otherwise, for the appointment of a Receiver, with authority to take charge of the mortgaged premises, designate a reasonable rental, and collect same and apply the net proceeds thereof (after paying costs of collection) upon said debt, interest, taxes, hazard insurance premiums, mortgage guaranty insurance premiums, and life insurance premiums (if any), without liability to account for more than the rents and profits actually collected.

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 use of any gender shall be applicable to all genders.

PROVIDED, ALWAYS, nevertheless, and on this EXPRESS CONDITION, that if the said mortgagor, his heirs, or legal representatives, shall on or before the 1st day of each and every month, from and after the date of these presents pay or cause to be paid to FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION OF GAFFNEY, S. C., its successors or assigns, the monthly installments, as set out herein, until said debt, and all interest and amounts due thereon, shall have been paid in full, then this deed of trust and bargain shall become null and void; otherwise to remain in full force and virtue.

And it is further agreed by and between the said parties hereto, that the said mortgagor is to hold and enjoy the said premises until default of payment shall be made. But if he shall make default in the payment of said monthly installments, or shall make default in any of the covenants and provisions hereinabove set out for a period of thirty days, then, and in such event the mortgagee may, at its option, declare the whole amount hereunder at once due and payable, together with costs and a reasonable attorney's fee, and shall have the right to foreclose its mortgage.

IN WITNESS WHEREOF we have hereunto set our hand and seal, this the 10th.

day of June, in the year of our Lord One Thousand, Nine Hundred, and Seventy-four

and in the One Hundred and 98th year of the Independence of the United States of America.

Signed, seal and delivered in the presence of:

Elmer M. Blanton
Helen L. Dase

William P. Bonner (SEAL)

Myra H. Bonner (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF CHEROKEE

PROBATE

PERSONALLY appeared before me Elmer M. Blanton and made

oath that she saw the within named William P. Bonner and Myra H. Bonner

sign, seal and as their act and deed deliver the within written deed, and that she, with

Helen L. Dase witnessed the execution thereof.

SWORN to before me this 10th day

of June A. D. 19 74

Helen L. Dase (SEAL)
Notary Public for South Carolina.

Elmer M. Blanton

My commission expires 8/14/1979

STATE OF SOUTH CAROLINA,
COUNTY OF CHEROKEE

RENUNCIATION OF DOWER

I, Helen L. Dase a Notary Public for South Carolina, do hereby certify unto

all whom it may concern that Mrs. Myra H. Bonner the wife of the within named

William P. Bonner 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 FIRST PIEDMONT FEDERAL SAVINGS AND LOAN ASSOCIATION OF GAFFNEY, 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 10th day

of June A. D. 19 74

Helen L. Dase (SEAL)
Notary Public for South Carolina.

Myra H. Bonner

My commission expires 8/14/1979

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