

The Mortgage is further defined as follows:

1. That the Mortgagee shall be bound to pay the Mortgage for such further sums as may be hereinafter provided hereon, at the option of the Mortgagee, for the payment of taxes, assessments, interest, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee's right to foreclose on the premises and to sell the same to satisfy the Mortgage and that it will pay the same as the same may become due. All sums so advanced shall bear interest at the rate of 12% per annum to be paid by the mortgagor on the 1st day of each month.

2. That if the mortgagor shall fail to pay the mortgage as provided herein, the mortgagee may, at its option, enter upon the premises and take possession thereof, and may sell the same to satisfy the mortgage debt, or may foreclose on the mortgage and sell the same to satisfy the mortgage debt, and the proceeds of such sale shall be applied to the payment of the mortgage debt, and the balance of the proceeds shall be paid to the mortgagor or his heirs, assigns or assigns in trust. The mortgagee shall have the right to take possession of the premises and to sell the same to satisfy the mortgage debt, and the proceeds of such sale shall be applied to the payment of the mortgage debt, and the balance of the proceeds shall be paid to the mortgagor or his heirs, assigns or assigns in trust.

3. That the mortgagor shall be bound to maintain the premises in good repair and, in the case of a reconstruction loan, that it will reconstruct the premises in accordance with the plans and specifications of the Mortgagee, at its option, enter upon said premises, make whatever repairs, improvements or alterations it may deem proper, and change the expenses for such repairs or the completion of such reconstruction.

4. That it will pay, when and how provided herein, all assessments and other governmental or municipal charges, fines or other impositions against the mortgaged premises, that it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

5. That it hereby assigns all rents, issues and profits of 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, appoint a receiver of the mortgaged premises with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable fee 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 proceedings 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 due 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 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, then, all costs and expenses incurred by the Mortgagee and a reasonable attorney's 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 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.

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

WITNESS the Mortgagor's hand and seal this 16th of September 1974.
SIGNED, sealed and delivered in the presence of:
Janice R. Bryant
Thomas M. Patrick, Jr.
Gordon Ray McDonald
Barbara H. McDonald

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16th day of September, 1974.
My Notary Public for South Carolina
commission expires: 4/7/80
Janice R. Bryant

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RENUNCIATION OF DOWER

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)' 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 16th day of September, 1974.
My Notary Public for South Carolina
commission expires: 4/7/80
Barbara H. McDonald

RECORDED SEP 17 1974 7468
THOMAS M. PATRICK, JR.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
GORDON RAY McDONALD & BARBARA H. McDONALD,
TO
TATE FURNITURE CO., INC.
Mortgage of Real Estate
I hereby certify that the within Mortgage has been this 17th day of September 1974
at 1:22 P. M. recorded in Book 1322 of Mortgages, page 731. As No. 7468
Register of Mortgages Greenville County
1306 E. Washington St.
GREENVILLE, SOUTH CAROLINA 29601
\$4,059.33
Lot 10 Sec. 1 "Pelham Woods"

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