(4) [illegible] against the [illegible] premises.

(5) [illegible] that, [illegible] and profits [illegible] the payment of the debt secured hereby.

(6) That if there is a default in any of the terms [illegible] then, at the option of the Mortgagee, all sums then owing to the Mortgagee [illegible] and payable, and this mortgage [illegible] the Mortgagee become a part of the [illegible] or any part thereof be placed in the hands of an attorney at law for [illegible] the Mortgagee, and a reasonable attorney's fee, all costs of collection, [illegible] the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereby.

(7) That the Mortgagee shall [illegible] in the note secured hereby. It is the [illegible] covenants of the mortgage and of the note secured hereby, that they shall [illegible] 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, and the singular, and the use of any gender shall be applicable to all genders.

(9) If the mortgagor should convey the property or any interest thereon, to any other party without first obtaining written consent from the mortgagee, or should a creditor, receiver, or trustee in bankruptcy obtain any interest in the property or should any party obtain an interest by attachment or any means other than inheritance (or will), the entire principal balance with interest and service charge accruing thereon shall become immediately due and payable at option of the mortgagee.

(10) Mortgagee shall be entitled to receive any sums which have been or may be awarded mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagor for damages caused by public works or construction on or near the premises. All such proceeds and awards are hereby assigned to mortgagee, and mortgagor upon request by mortgagee agrees to make, execute and deliver any additional assignments or documents which may be necessary from time to time to enable mortgagee, at the option, to collect and receipt for same. Unless otherwise agreed, any sum received by mortgagee under the provisions of this paragraph shall be applied to the payment of principal, whether then matured or not, in the inverse order of the maturity.

(11) If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due, mortgagee may pay the same, and mortgagor on demand will repay the amount so paid with interest thereon at the rate set forth in the note, and the same shall be added to the mortgage indebtedness and be secured by this mortgage.

WITNESS the Mortgagor's hand and seal this 27th day of June 1975.

SIGNED, sealed and delivered in the presence of:

W. J. Florence

James E. Perkins (SEAL)

James E. Perkins (SEAL)

Jewell D. Perkins (SEAL)

(SEAL)

(SEAL)

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 mortgage deed and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of June 1975.

W. J. Florence (SEAL)

Notary Public for South Carolina
My Commission Expires

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) hereinabove named 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 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, or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
27th day of June, 1975.

W. J. Florence (SEAL)

Notary Public for South Carolina
My Commission expires

Jewell D. Perkins

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At 3:38 P.M.

PYLE & PYLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

James E. Perkins and
Jewell D. Perkins

TO

C N Mortgages, Inc.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 1st day of July 1975 at 3:38 P.M. recorded in Mortgage book 1343 page 148

Register of Mesne Conveyance, Greenville County

$ 5,000.00
Lot 3 Gary Ave., Cunningham
Acres

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RECORDED