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AND I do hereby agree to pay all taxes and other [illegible] against the property on or before the first day of January of each calendar year, and to deliver to the said the Citizens Building and Loan Association, Greer, S. C. receipts showing the payments thereof; and if I shall fail to do so, or if I shall fail to keep the buildings insured as above required, or fail to pay when due any sum or sums due under this mortgage, then the said Mortgagee may at its option pay said taxes, insurance premiums and other governmental assessments, the Mortgagor hereby agreeing to repay such advances on demand, and the same shall become a part of the debt secured by this mortgage, and bear interest at the rate of eight per cent per annum from the date of payment by the Mortgagee, and may collect the same under this mortgage with interest thereon.

And the Mortgagor XX do hereby agree to deposit with the Mortgagee monthly on or before the 5th day of each succeeding month, together with and in addition to the monthly payments of principal and interest above stated, a sum equal to one-twelfth (1/12th) of the said taxes, insurance premiums and assessments next due, as estimated by the Mortgagee. The Mortgagor further agrees to pay any additional sums necessary to pay these items. It is further agreed that any such additional sums advanced by the Mortgagee shall become a part of and additional to the monthly installments of principal and interest under the terms of this mortgage and the note secured thereby.

And it is further agreed that as a part of the consideration for the loan hereby secured, that the Mortgagor shall keep the premises herein described in good repair and if I should he fail to do so, the Mortgagee, its successors and assigns may enter upon said premises at any time and make whatever repairs are necessary, and charge the expense of such repairs to the mortgage debt and collect the same under this mortgage with interest thereon.

And as additional and further security to the debt hereby secured, I the said Mortgagor do XXXX hereby assign, transfer and convey 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 rents and profits and to the use and benefit thereof so long as the payments herein set out are not more than thirty (30) 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 if said 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, do operate a reasonable rental thereof, and collect and apply the same, after payment of the costs and expenses of such Receiver, 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 the express condition that if I the said Mortgagor my 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 Mortgagor is 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 thereon for satisfaction thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the 27th day of June in the year of our Lord One Thousand Nine Hundred and Seventy Five and in the One Hundred and Ninety Ninth year of American Independence.

Signed, Sealed and Delivered in the presence of

[illegible] (L.S.)

[illegible] (L.S.)

State of South Carolina
COUNTY OF GREENVILLE

PERSONALLY appeared Sandra H. McAbee and made oath that She saw the within named Bennie F. Brown, Jr. sign, seal and as his 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 27th day of June, 1975

[illegible] L.S.
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. Mirdis F. Brown the wife of the within named Bennie F. Brown, Jr. 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 27th day of June, 1975

[illegible] L.S.
Notary Public for South Carolina
My Commission Expires 5/1/79

Recorded June 27 1975 At 2:43 P.M. # 2250

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