4328 RV.2

JUL 11 1975

Earle, Bozeman and Grayson, Attorneys

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WILLIAM F. FINNELL
AND GRACE A. FINNELL

TO

MARY LEONARD HUGHES

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
this 11th day of July
1975 at 9:22 A.M. recorded in
Book 1343 of Mortgages, page 625
As No. 885

Register of Mesne Conveyance Greenville County

$ 3,000.00

R. L. Scott & Co., Office Supplies, Greenville, S. C.
Form No. 112 SM-8-72

6.5 Acs. Mill Rd.

1343 628

...and the Mortgagor shall keep all ...

1. That the Mortgagor will ...

2. That it will keep the ...

3. That it will pay, when due, all taxes, public assessments and charges of every kind lawfully imposed upon the mortgaged premises before any penalty shall attach thereto for the nonpayment thereof, and that it will promptly deliver the official receipts therefor to the Mortgagee; and that it will pay all taxes and assessments which may be assessed against the Mortgagee or the Mortgagee's interest in the Mortgage debt or in the mortgaged premises, or any part thereof, when due, and will promptly deliver the official receipts therefor to the Mortgagee; and that it will comply with all requirements of law with respect to the mortgaged premises and the use thereof. That it will pay, when due, all taxes, public assessments and charges of every kind lawfully imposed upon the mortgaged premises before any penalty shall attach thereto for the nonpayment thereof. That it will promptly deliver the official receipts therefor to the Mortgagee; and that it will pay all taxes and assessments which may be assessed against the Mortgagee or the Mortgagee's interest in the Mortgage debt or in the mortgaged premises, or any part thereof, when due, and will promptly deliver the official receipts therefor to the Mortgagee; and that it will comply with all requirements of law with respect to the mortgaged premises and the use thereof.

4. That it will keep all ...

5. That it hereby assigns all rents, issues and profits of the mortgaged premises to the Mortgagee as further security for the payment of the indebtedness hereby secured, and grants to the Mortgagee, its agents or attorneys, the right, power and authority, during the continuance of these presents, to collect the rents, issues and profits of said premises as they become due and payable, and to apply the same, after payment of all charges and expenses, on account of the indebtedness hereby secured. This assignment of rents, issues and profits shall continue in effect until the indebtedness hereby secured is paid in full, and the execution hereof shall constitute irrevocable notice to any lessee or tenant of the mortgaged premises to pay over to the Mortgagee or to such party as the Mortgagee may direct all rents, issues and profits then due and thereafter to become due, regardless of to whom the rents, issues and profits were payable prior to the date of this assignment; but nothing contained herein shall be construed as constituting the Mortgagee a trustee or mortgagee in possession.

6. That if there ...

7. 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 number 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 10th day of July, 1975.

SIGNED, sealed and delivered in the presence of:

Christopher Crawford

WILLIAM F. FINNELL (SEAL)

GRACE A. FINNELL (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me 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 10th day of JULY, 1975.

Christopher Crawford

Notary Public for South Carolina
My Commission Expires 8-14-76

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 Mrs. Grace A. Finnell, the wife of the within named mortgagor, 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 mortgagee, its successors and assigns, all her interest and estate, and also 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 JULY, 1975.

Notary Public for South Carolina
My Commission Expires 8-14-76

GRACE A. FINNELL (SEAL)

RECORDED JUL 11 75 At 9:22 A.M. # 885