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AND I do hereby give to said mortgagee the right to sell the property on or before the first day of January of each calendar year, and to receive the proceeds of such sale, first to pay the principal and interest due under this mortgage, and then to pay the principal and interest due under any other governmental assessments, the Mortgagee to use the proceeds of such sale to pay the principal and interest due under this mortgage with interest thereon.

And the Mortgagee shall be authorized to sell the premises on or before the 5th day of each succeeding month together with the principal and interest above stated, to amount equal to one-twelfth (1/12th) of the unpaid principal and interest, as estimated by the Mortgagee. The Mortgagee is authorized to do all things necessary to pay these items. It is further agreed that the premises covered by this Mortgage shall become a part of the real estate of the Mortgagee under the terms of this mortgage and the same secured thereby.

And it is further agreed that as a part of the consideration for the loan herein made, that the Mortgagee shall keep the premises herein described in good repair and shall be liable for the same. The Mortgagee, its successors and assigns, may enter upon and premises covered by this mortgage, to inspect, measure, survey, and change the expense of such repairs to the mortgage debt and to collect the same from the mortgagor or the interest thereon.

And as additional and further security to the debt herein secured, the said Mortgagee shall have the right to enter upon and premises covered by this mortgage, to inspect, measure, survey, and change the expense of such repairs to the mortgage debt and to collect the same from the mortgagor or the interest thereon. The Mortgagee, its successors and assigns, shall have the right to enter upon and premises covered by this mortgage, to inspect, measure, survey, and change the expense of such repairs to the mortgage debt and to collect the same from the mortgagor or the interest thereon. The Mortgagee, its successors and assigns, shall have the right to enter upon and premises covered by this mortgage, to inspect, measure, survey, and change the expense of such repairs to the mortgage debt and to collect the same from the mortgagor or the interest thereon.

PROVIDED ALWAYS, nevertheless, and on this express condition that if the said Mortgagee shall hereafter sell the premises herein described, the said Citizens Building and Loan Association, Green, S. C., its successors and assigns, shall have the right to enter upon and premises covered by this mortgage, to inspect, measure, survey, and change the expense of such repairs to the mortgage debt and to collect the same from the mortgagor or the interest thereon.

And it is further stipulated that the said Mortgagee shall hold and own the said premises until default of payments shall be made, but upon default of 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 11th day of July, in the year of our Lord One Thousand Nine Hundred and Seventy Five and in the Two Hundredth year of American Independence.

Signed, Sealed and Delivered in the presence of

Sandra H. McAbee

Maurice T. Belue

State of South Carolina
COUNTY OF GREENVILLE

PERSONALLY appeared Sandra H. McAbee and made oath that she saw the within named Louise D. Smith sign, seal and as her act and deed, deliver the within written Deed and that document, together with Maurice T. Belue witnessed the execution thereof.

SWORN TO before me this 11th day of July, 1975

Maurice T. Belue
Notary Public for South Carolina
My Commission Expires 3/11/78

State of South Carolina
COUNTY OF GREENVILLE

I, a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. the wife of the within 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 or persons who may ever, renounce, release and forever relinquish unto the within named CITIZENS BUILDING AND LOAN ASSOCIATION, Green, 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 day of 1975

Maurice T. Belue
Notary Public for South Carolina
My Commission Expires 3/11/78

NO DOWER-WOMAN GRANTOR

a Notary Public for South Carolina, do hereby certify unto

At 1:54 P.M. # 1107

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