

AND we do hereby agree to pay all taxes... property on or before the first day of January of each calendar year... the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C. immediately upon receipt of the amount due under this mortgage have been paid in full and should we... other governmental assessments, the Mortgagee may at its option assign and collect the same debt, and collect the same under this mortgage, with interest thereon.

And the Mortgagee shall hereby agree upon demand of the Mortgagee to pay... on or before the 5th day of each succeeding month together with and in addition to the principal... and interest above stated, a sum equal to one twelfth (1/12) of the... and insurance premiums as estimated by the Mortgagee. The Mortgagee further agrees to pay... necessary to pay these items. It is further stated that any such additional... by the Mortgagee shall become a part of and additional to the monthly installments... for the terms of this mortgage and the rate secured thereby.

And it is further agreed that as a part of the consideration for the loan herein secured that the Mortgagee shall keep the premises herein described in good repair and shall... they... the Mortgagee, its successors and assigns, may enter upon said premises at any time... 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 herein secured... the said Mortgagee do hereby assign, set over and transfer unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C. its successors and assigns, all the rents and profits... the right to the retention of the said property and... the payments herein set out are not more than sixty (60) days... and at any time any part of said debt interest... insurance premiums or taxes, shall be paid due and unpaid... the Mortgagee may apply to any Circuit or County Judge of this State or... for the appointment of a Receiver to take charge of the mortgage and premises... collect and apply the same after payment of the costs and expenses of such collection to the said debt interest, taxes, insurance and assessments without accountability for anything more than the rents and profits actually received.

PROVIDED, ALWAYS, nevertheless, and on this express condition that if... the said Mortgagee... Hereafter Legal Representatives, shall... to the 15th 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 effect.

And it is further stipulated that the said Mortgagee shall hold and convey the said premises until default of payments shall be made, but upon default in the payments or other payments 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 attorneys fee, and the right to foreclose this mortgage and sale thereon for satisfaction thereof.

IN WITNESS WHEREOF, we have hereunto set our hand and seal the 14th. day of July in the year of our Lord, Our Thousand Nine Hundred and Seventy Five and in the Two Hundredeth year of American Independence.

Signed, Sealed and Delivered by the parties to... (LS) (LS)

State of South Carolina
COUNTY OF GREENVILLE

PERSONALLY appeared Robert A. Lynn and made oath that he saw the within named Thomas G. Smith, Jr. and Doreann L. Smith sign, seal and as their 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 14th. day of July, 1975.
Notary Public 11779 with Co. Seal
My Commission Expires...

State of South Carolina
COUNTY OF GREENVILLE

I, Robert A. Lynn a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Doreann L. Smith the wife of the within named Thomas G. Smith, 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 14th. day of July, 1975.
Notary Public 129783
My Commission Expires...

RECORDED JUL 15 75 At 11:45 A.M. # 1006

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