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That if there is a default in any of the terms of the instrument, the mortgagee shall have the right to foreclose on the property secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall be immediately due and payable, and this mortgage shall be deemed to be a mortgage in full against the mortgaged premises, the title to which is hereby conveyed to the Mortgagee.

That the Mortgagee shall hold and own the premises hereby mortgaged hereunder, and the title to the same shall remain in full force and effect.

That the covenants herein contained shall bind and the same shall be binding on the parties hereto, their heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used in this instrument the plural shall include 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 therein 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 mortgage charges 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 to mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded to 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 agrees to make, execute and deliver any additional assignments or documents which may be necessary from time to time to enable mortgagee to take action to collect and receive the 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 on any prior mortgage when the same becomes due, mortgagor 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 Mortgagors hand and seal this 8th day of August 1975
SIGNED sealed and delivered in the presence of
Donald Ray Siegler (SEAL)
Wilma Lee Siegler (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Notary Public for South Carolina
My Commission Expires 12/31/76

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
WILMA LEE SIEGLER
I, the undersigned Notary Public, do hereby certify that the within named mortgagee (wife/wives) of the above named mortgagor, who is/are, do hereby, in my presence, and separately examined by me, did declare that she/they freely, voluntarily, and without any compulsion, fraud, duress, or any person whatsoever, renounce, release, and forever relinquish unto the mortgagor, his heirs, assigns, and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises herein mentioned and referred to.

8th day of August 1975
Notary Public for South Carolina
My commission expires 12/31/76
Mortgage of Real Estate
C N Mortgages, Inc.
Donald Ray Siegler and
Wilma Lee Siegler
TO
PYLE & PYLE 388751
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
At 10:08 A.M.
12th day of August 1975
Book 1316 of Mortgages, Page 13
As No. 3835
\$7,200.00
Lot 20 Golden Grove Circle
Sec. 1 Golden Grove Estates
Piedmont-Grove Tp.

5465

52-NV 6234