

The Mortgagee shall have the right to require the Mortgagor to pay to the Mortgagee, at the option of the Mortgagee, the cost of the insurance policy or policies which may be required by the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it has been assigned to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize such insurance companies to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether or not.

That it will keep all improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it has been assigned to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize such insurance companies to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether or not.

That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction by him that it will cause to be constructed or completed without interruption, and should it fail to do so, the Mortgagee, as its agent, may cause to be constructed, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expense for such repairs or the completion of such construction to the mortgagor.

That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines, or other amounts payable against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at the request of either party, appoint a receiver of the mortgaged premises, and that all authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable amount to be paid by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expense of such proceedings and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

That if there is a default in any of the terms, conditions or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving this mortgage or the title to the premises covered herein, or should the debt secured hereby, or any part thereof be placed in the hands of any attorney at law for collection, or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall all thereupon be payable and paid, in whole or in part, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and paid as such.

That the Mortgagee shall hold and retain the power of sale, until there is a default under this mortgage or in the note secured hereby. It is the intent of the parties to this mortgage that the Mortgagee shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, and that this mortgage shall be utterly null and void, otherwise to remain in full force and virtue.

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 herein. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 17 day of August 1975

SIGNED, sealed and delivered in the presence of:

*Ray D. Latham* *Julian Ray Pace* *Julia Ann Pace*

SEAL SEAL SEAL SEAL

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17 day of August 1975

*Ray D. Latham* SEAL

Notary Public for South Carolina  
My Commission Expires: 3-7-83

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 the undersigned wife, waxes of the above named mortgagor, respectively, did this day appear before me, and each, 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 whatsoever, renounce, release and forever relinquish unto the mortgagor, and the mortgagor's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 17 day of August 1975

*Julian Ray Pace* SEAL

Notary Public for South Carolina  
My commission expires: 3-7-83

RECORDED AUG 19 1975 4:51 PM

RECORDING FEE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Julian Ray Pace and  
Julia Ann Pace,

TO  
Southern Bank and Trust  
Company  
Travelers Rest, S. C.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been  
this 17th day of August 1975  
Book 4316 of Mortgages, page 275  
A/N No. 14011

Register of Meane Conveyance  
County

W. A. South & Co., Office Supplies, Greenville, S. C.  
Form No. 112 AM/94

Lot 6, Mundy Dr., Piedmont Mtn. Hgts., Spartanburg, S.C.

95156

52-8237