

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter... for the payment of taxes, insurance premiums, public assessments, repairs or other proper payments to the community...

(2) That it will keep the 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 Mortgagee...

(3) That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a construction loan, that it will continue construction until completion without interruption...

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises.

(5) 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...

(6) 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...

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. If it is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage...

(8) 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 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 31 day of May 1976

SIGNED, sealed and delivered in the presence of

Handwritten signatures of mortgagors: William H. Chapman and Helen J. Cartwright.

Sanford L. Cartwright (SEAL)
Helen J. Cartwright (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 31 day of May 1976
Notary Public for South Carolina
My Commission Expires 8-12-80

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 (widow) of the above named mortgagor's, respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does free, voluntarily, and without any compulsion, dread or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagee(s) 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 31 day of May 1976
Helen J. Cartwright (SEAL)
Notary Public for South Carolina
My commission expires 8-12-80

RECORDED MAY 25 '76 At 10:53 A.M. 20119

Register of Morte Conveyance
GREENVILLE County
RILEY AND RILEY
Attorneys at Law
Greenville, South Carolina
\$3,155.00
Lot 21, Wendy Lane

Bankers Trust of S. C.
Mortgage of Real Estate
This 25th day of May 1976 at 10:53 A.M. recorded in Book 1368 of Mortgages, page 175

Mortgage of Real Estate

SANFORD L. CARTWRIGHT and HELEN J. CARTWRIGHT
TO BANKERS TRUST OF S. C.

RECORDING FEE
PAID \$ STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RILEY & RILEY, ATTORNEYS

1976

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