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- (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. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged
- (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, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding 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.
- (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, 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 described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (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. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and convenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.
- (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.
- (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 service charge accuring 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 mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded 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 upon request by mortgagee agrees to make, execute and deliver any additional assignments or documents which may be necessary from time to time to enable mortality. gagee, at the option, to collect and receipt for 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.

WITHEST THE Mortgager's hand and seal this 23rd day of September 19 76  SIGNED, seal and delivered in the presence of the pres	WITNESS THE Mortgagor's hand and east this 23rd			, , ,	iterest thereon at t	
RECORDED SEP 28 '76 At 9:h1 A.M.  STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made coin that it sine saw then within named mortivatinessed the execution thereof.  SWORN to before me this 23rd day of September 19 76  SWORN to before me this 23rd day of September (SEAL)  Notary Public for South Carolina. My Commission Expires: (n S - 8)  STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  RENUNCIATION OF DOWER  A wife (wives) 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 freely, voluntarily, and without any compusion, dread of fear of any person whomsoever, renounce, release and forever relinquish unto the mortgage (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 permises within mentioned and released.  Sandra H. Mullikin  Sandra H. Mullikin  RECORDED SEP 28 '76 At 9:h1 A.M.  Signature of the same of the	CICNED and a defined to the masses of	ì	day of Septe	mber 197	76	
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Notary Public for South Carolina.  My Commission Expires: /c. < -81  STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) 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 freely, voluntarily, and without any complusion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(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  23rd day of September 1976  Sandra H. Mullikin  Sandra H. Mullikin  RECORDED SEP 28'76 At 9:h1 A.M.  RECORDED SEP 28'76 At 9:h1 A.M.	gagor sign, seal and as its act and deed deliver the within witnessed the execution thereof.	in written inst	rument and that (s)	ne, with the other	witness subscribed	i above
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STATICOUNT COUNT C	<u> </u>	FD 28'76	At 9:h1 A.M.		8545	_
SEP 28 1976  STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  TO  C. N. MORTGAGE, INC. P. O. Box 10242, Federal Station 509 Falls Street Greenville, South Carolina 29603  I hereby certify that the within Mortgage has been this 28th day of September 19 76 at 22th A.M. recorded in Book 1378 of Mortgages, page 830 As No.  Register of Mesine Conveyance County Conveyance County 10,700.00  Street E. Mullikin  Greenville  Street Greenville Street Greenville County Conveyance County Street Greenville		fi co to				
SEP 281976 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  TO  C. N. MORTGAGE, INC. P. O. Box 10242, Federal Station 509 Falls Street Greenville, South Carolina 29603  I hereby certify that the within Mortgage has been this 28th day of September 19 76 at 2:41 A. M. recorded in Book 1378 of Mortgages, page 830 As No.  Register of Mesne Conveyance County Coreenville 830 As No. Register of Mesne Conveyance County Register of Mesne County Regis	1 <del>· 0</del>				c	H)
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