

14. That the Mortgagor shall pay, when due, all taxes, public assessments, and other charges levied or assessed against the mortgaged premises. That it will comply with all laws, ordinances, rules, regulations, and decrees of any court of law and equity in relation to the mortgaged premises.

15. That the interest, as principal, rents, issues, and profits of the mortgaged premises from and after the date hereof, and all other proceeds of any legal proceedings for foreclosure of this mortgage, shall be paid to the Mortgagee, or to the trustee or assignee of the Mortgagee, or to the court in legal proceedings for foreclosure of this mortgage, or to the court in proceedings for foreclosure of this mortgage, with full authority to take possession of the mortgaged premises and collect the rents, issues, and profits, and to receive the same, and to apply the same to the payment of the principal and interest, and to the payment of the costs and expenses of such proceedings, and the execution of its trust as receiver, shall apply the proceeds of the rents, issues, and profits toward the payment of the debt secured hereby.

16. That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the title 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 the mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to 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 on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

17. That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the title secured hereby. It is the intention of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the title secured hereby, that then this mortgage shall be entirely null and void, otherwise to remain in full force and effect.

18. That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respect of 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.

19. 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 an interest in the property or should any party obtain an interest by attachment or any means other than that herein provided for, or should the mortgagee or the mortgagee be made a party to any action involving the title to the mortgaged premises or which might affect the security interest of the mortgagee, then the entire principal balance with interest and service charge accruing thereon shall become immediately due and payable at the option of the mortgagee.

20. Mortgagee shall be entitled to receive any sums which have been or may be awarded mortgagee for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagee for damages caused by public works or construction on or near the premises. All such proceeds and awards are hereby assigned to mortgagee, and mortgagee upon request by mortgagee agrees to make, execute and deliver any additional assignments and documents which may be necessary from time to time to enable mortgagee, 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 order provided in this mortgage.

21. If mortgagee fails to pay any installment of principal or interest or any other amount on any part of mortgage when the same becomes due, mortgagee may pay the same, and mortgagee so paid and 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 Mortgagor's hand and seal this 8th day of December 19 77

SIGNED, sealed and delivered in the presence of  
*[Signature]*

*[Signature]* (SEAL)  
 Barbara P. Black (SEAL)  
 (SEAL)  
 (SEAL)

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that s/he saw the within named mortgagee sign, seal and execute her and deed drawn to which witness instrument and that s/he, with the other witness subscribed above witnessed the execution thereof.

WITNESSETH my hand and seal this 8th day of December 19 77  
*[Signature]* (SEAL)  
 Notary Public for South Carolina  
 My Commission Expires May 8, 1984

*[Signature]*

STATE OF SOUTH CAROLINA }  
 COUNTY OF }

REINSTATEMENT OF DOWER NOT NECESSARY  
 MORTGAGOR FEMALE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagee(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 compulsion, dread or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s)' heirs, 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 related.

GIVEN under my hand and seal this  
 day of  
 19  
 Notary Public for South Carolina  
 My commission expires

RECORDED DEC 13 1977 at 9:50 A.M.

17914

\$ 2,597.23  
 Lot 20 Pinehurst Dr., Pinehurst

Report of Messrs. Comptroller Greenville County  
 STATE OF SOUTH CAROLINA  
 COUNTY OF  
 Paid in full and fully satisfied this day  
 19  
 (CN MORTGAGES, INC.)  
 (Date)

I hereby certify that the within Mortgage has been  
 this 13th day of December  
 19 77 at 9:50 A.M. recorded in  
 Book 1418 at Mortgage Page 402  
 W.S.S.

Mortgage of Real Estate

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE  
 Barbara P. Black  
 (CN MORTGAGES, INC.)  
 10  
 PYLE & LEAPHART  
 STATE OF SOUTH CAROLINA  
 GREENVILLE  
 DEC 13 1977