

15600

That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a corner lot, it will cause a fence to be built, and will keep it in good repair, and if it fail to do so, the Mortgagee may, at its option, enter upon the premises and make all repairs necessary, including the completion of any construction work underway, and charge the expense thereof to the mortgagor, and the completion of such construction to the mortgagee.

That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines, or penalties, and 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 to the mortgagee, and hereby authorizes the mortgagee to lease, sell, or otherwise dispose of the mortgaged premises, with full authority to take possession of the mortgaged premises, and that the rents, issues, and profits, if any, reasonably needed to be paid by the mortgagor in the event the mortgaged premises are occupied by the mortgagee, and other obligations, shall be applied to 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 the mortgagee shall have the right to sue for the Mortgage debt, and the Mortgagee shall be entitled to all legal proceedings by law provided for the foreclosure of that mortgage, and shall the Mortgagee become a party to any such proceedings, the Mortgagee shall be entitled to the proceeds of the sale of the mortgaged premises, and shall be entitled to the proceeds of the sale of the mortgaged premises, and shall be entitled to the proceeds of the sale of the mortgaged premises, and shall be entitled to the proceeds of the sale of the mortgaged premises.

That the Mortgagee shall hold the premises in trust until the debt secured hereby is paid, and shall make this mortgage a lien in favor of the mortgagee, and shall be bound to pay all the taxes, assessments, and other charges, and shall be bound to pay all the taxes, assessments, and other charges, and shall be bound to pay all the taxes, assessments, and other charges.

That the mortgagee shall be bound to pay all the taxes, assessments, and other charges, and shall be bound to pay all the taxes, assessments, and other charges, and shall be bound to pay all the taxes, assessments, and other charges, and shall be bound to pay all the taxes, assessments, and other charges.

WITNESS the Mortgagee's hand and seal this 18th day of December 1978. SIGNED and delivered in the presence of

Smiley W. Bradley
Barbara L. Stemple
Smiley W. Bradley
Barbara L. Stemple

John A. Hagins, Jr.
PRISCILLA F. HAGINS
PRISCILLA F. HAGINS

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE
I, Smiley W. Bradley, Clerk of the Court, do hereby certify that the within and foregoing instrument was duly executed and acknowledged before me and my Commission Expires 1-7-85.

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
COUNTY OF GREENVILLE
I, Barbara L. Stemple, do hereby certify that the within and foregoing instrument was duly executed and acknowledged before me and my Commission Expires 1-7-85.

RECORDED JAN 12 1979 at 3:05 P.M.
Mortgage of Real Estate
Therein exists that the within Mortgage has been due 12/25/78
of 3:05 P.M. recorded in Book 1455 of
Mortgages Page 93 As No
Register of Mortgages Greenville County
Morton, Donald, Merchants, Ashmore,
Chapman & Brown, P.A.
307 Pittman Street
P.O. Box 10127 S
Greenville, South Carolina 29603
107 64, Section F of Governor
Estates Wambly Rd.

12-N 8237