

for the payment of taxes and assessments and insurance.

(c) That the Mortgagor shall pay to the Mortgagor or each further sum as may be required by the Mortgagor, at the option of the Mortgagor, for the payment of taxes and assessments, repair or other purposes pursuant to the covenants herein. This in no wise shall affect the right of the Mortgagor to require the payment of such sums to the Mortgagor by the Mortgagor.

(d) That the Mortgagor shall pay to the Mortgagor or his agent or attorney or his assigns, all sums due or to become due on the note or notes shown on the face hereof. All sums so retained shall bear interest at the rate of 12% per annum, starting from the date on which they shall be payable on demand of the Mortgagor unless otherwise provided in writing.

(e) That the Mortgagor shall pay to the Mortgagor or his agent or attorney or his assigns, all sums due or to become due on the mortgaged property as and when may be required from time to time for the payment of taxes and any other hazards specified by Mortgagor in amounts not less than the mortgage debt, or for the payment of any other expenses or costs of any kind, including premiums on policies applicable to it, and that all such policies and renewals thereof shall be held by the Mortgagor, and that the Mortgagor shall have the right to cancel the same in favor of and in return therefor, applicable to the Mortgagor, and that it will pay to the Mortgagor the proceeds of any policy covering the mortgaged premises and does so pay to the Mortgagor the amount so paid to him for a loss directly to the Mortgagor to the extent of the balance owing on the note or notes.

(f) That the Mortgagor shall pay to the Mortgagor or his agent or attorney or his assigns, all sums due or to become due on the mortgaged premises, hereafter referred to as "the property", and that it will, in case that it will fail to do so, the Mortgagor may, at its option, enter upon said premises and make such repairs or the removal of such obstructions as may be necessary to make the property fit for habitation.

(g) That the Mortgagor shall pay to the Mortgagor or his agent or attorney or his assigns, all taxes and other governmental or municipal charges, fines or other impositions against the property, and all expenses of any kind, including legal expenses, incurred by the Mortgagor in compliance with all municipal laws and regulations affecting the mortgaged premises.

(h) That the Mortgagor shall pay to the Mortgagor or his agent or attorney or his assigns, all sums due or to become due on the mortgaged premises from and after any default hereunder, and agrees that, if the Mortgagor fails to pay the same to the Mortgagor, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver to collect the same, and that the receiver may sue in the name of the Mortgagor to collect the rents, issues and profits, including a reasonable attorney's fee, and that the receiver may sell the mortgaged premises or any part thereof, and after deducting all charges and expenses incurred by the receiver and after deducting all taxes, and other governmental or municipal charges, fines or other impositions, and all expenses of collection, and all costs and expenses incurred by the receiver, shall apply the residue of the rents, issues and profits toward the payment of the principal sum of the note and interest thereon.

(i) That if the Mortgagor fails to pay the principal sum of the note and interest thereon or any part of this mortgage, or of the note secured hereby, then, at the option of the Mortgagor, the Mortgagor shall foreclose the same, and the Mortgagor shall become immediately due and payable, and this mortgage may be foreclosed, shall be sold, or otherwise disposed of, either by auction or by private sale, or shall the debt secured hereby, or any part thereof, be placed in the hands of a receiver, or the receiver may sue in the name of the Mortgagor to collect the rents, issues and profits, including a reasonable attorney's fee, and that the receiver may sell the mortgaged premises or any part thereof, and after deducting all taxes, and other governmental or municipal charges, fines or other impositions, and all expenses incurred by the receiver and after deducting all costs and expenses incurred by the receiver, shall apply the residue of the rents, issues and profits toward the payment of the principal sum of the note and interest thereon.

(j) 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, provided, however, that if this agreement that if the Mortgagor shall fully perform all the terms, conditions and covenants 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.

(k) 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 has signed and this 18th day of

August 1979

James W. Lenhardt

(SEAL)

Betty R. Lenhardt

(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 mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of August 1979

Joyce M. Shaw (SEAL)  
Notary Public for South Carolina  
My commission expires 11-18-80

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 (spouse), whose name is Joyce M. Shaw, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she, the wife, did, and without any compulsion, dread or fear of any person whatsoever, renounce, release and forever relinquish, to the mortgagor(s) and the mortgagee(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 this 18th day of

August 1979  
Joyce M. Shaw (SEAL)  
Notary Public for South Carolina  
My commission expires 11-18-80  
RECORDED AUG 23 1979 at 1:49 P.M.

✓  
Betty R. Lenhardt

654-1

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAMES W. LENHARDT AND  
BETTY R. LENHARDT

TO

FLOYD D. CUDD  
4 Monticello St  
Greenville, SC 29605

Mortgage of Real Estate

I hereby certify that the within Mortgage has been recorded  
in the office of the Clerk of Court of Greenville County, South Carolina,  
on the 23rd day of August, 1979.

AUG.  
1979  
1:49 P.M. recorded in Book  
1478  
Page No. 112  
An. No.

Clerk of Court  
Greenville County  
Law Offices of

\$6,685.00  
Lot 138 Patton Dr.  
Augusta Acres