

1479-34

The Mortgagee shall be entitled to receive the sum of the principal of the Mortgage, for the payment of taxes, insurance, public assessments, repairs or other purposes necessary to the covenants herein. This mortgage shall also secure the Mortgagee for the payment of all such taxes, assessments, repairs or other purposes that may be made or levied to the Mortgagee by the Mortgagee or any other authority having jurisdiction over the premises, and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the premises in good repair and in the case of a construction loan, that it will continue construction until completion or until interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon the premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(3) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fees or other impositions against the mortgaged premises. It will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(4) 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 proceedings 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.

(5) That if there is a default in any of the 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 therefor.

(6) That the Mortgagee 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 intent of this instrument that if the Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be at once null and void; otherwise to remain in full force and virtue.

(7) That the terms 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 the other.

WITNESS the Mortgagor's hand and seal this 6th day of September 1979.

SIGNED, sealed and delivered in the presence of:
W. H. Alford (SEAL)
[Signatures]

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

Know all men by these presents that the undersigned with me and made with me (she) the within named mortgagor sign, seal and deliver and do hereby certify that she is the author of the within written instrument and that (she), with the other who is subscribed above witnessed the execution thereof.

SWORN to before me this 6th day of September 1979.
[Signatures]

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 (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 compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish to the mortgagor(s) and the mortgagor(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 6th day of September 1979.
[Signatures]

My commission expires: 5/17/87 SEP 6 1979 at 3:29 P.M.

RECORDED SEP 6 1979 at 3:29 P.M.
Mortgage Real Estate
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
W. H. Alford
E. C. Robinson, Jr. as Trustee under the will of B. M. McGeer
TO
AS OFFICES OF
Treasurer, William F. Lyssoux, Smith and Barware, P. A.
850 Wade Hampton Boulevard
Greenville, South Carolina 29602
1110 1/2 Per. Gardens

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