

And the said Mortgagee... that he is lawfully seized in fee of the premises... except a mortgage to

South Carolina Federal Savings and Loan Association October 3 19 77

in the Greenville 1411 ... 770 ... that he has a good and lawful right to sell and convey... to the same forever against the lawful claims and demands of all persons... and to become due on the property... and keep the buildings thereon insured against loss by fire... in such responsible insurance... amount satisfactory to said Mortgagee... clause satisfactory to the Mortgagee attached to said policy... the amount of the insurance money paid shall be spent... and restoring the damaged buildings as the Mortgagee may elect. And the Mortgagee shall fail to pay and keep up said taxes, assessments for streets... hereby authorized to do so and may... his mortgage and shall bear interest from the date of payment at the rate of...

PROVIDED ALWAYS... of the principal or cause to be paid unto the said Mortgagee, its successors or assigns, the sum of... interest thereon if any shall be due, according to the true intent and meaning of this deed... then this deed of bargain and sale shall cease and be void...

And it is also covenanted... of said promissory note above described, or on our failure to pay the said taxes... or on failure of the Mortgagor to keep and perform any of the... the whole amount of the indebtedness hereby secured... and of this security be and become due and payable... notwithstanding such option to be exercised...

And it is covenanted and agreed... (a) if the premises herein is sold or transferred by Mortgagor without Mortgagee's prior... subordinate to this mortgage, (b) the creation of a purchase money... by force, duress or by operation of law upon the death of a joint tenant... Mortgagee shall have waived such option to accelerate if, prior to the sale... Mortgagee shall have waived such option to accelerate if, prior to the sale... shall be at such rate as Mortgagee shall request... Mortgagee shall release Mortgagor from... If Mortgagee exercises such option to accelerate, Mortgagee shall mail... less than 30 days from the date the notice is mailed within which Mortgagor may... Mortgagee may, without further... permitted under this Mortgage.

And it is covenanted and agreed that the said Mortgagor do... set over and transfer to the said Mortgagee, its successors or assigns, all of the rents, issues and profits of the said mortgaged premises accruing and falling due from and after the service of summons issued... In the event Mortgagee exercises its option to accelerate or in the event the mortgage is... Mortgagee shall be entitled to have a receiver appointed by a court to enter upon, take possession of... and profits of the mortgaged premises, including those past due. All rents... shall be applied first to payment of the costs of management of the mortgaged premises and collection of rents... and then to the sums secured by this mortgage... by suit or otherwise, the Mortgagee shall receive... including reasonable attorney's fees and other... and shall be included in judgment of foreclosure. And it is further agreed... Mortgagee's interest in the mortgaged premises. Mortgagee shall... be retained in protecting its interest, including but not limited to reasonable attorney's fees...

And it is covenanted and agreed... Mortgagee or assigns to exercise any option to declare the maturity of any... or to declare such forfeiture if that... conditions contained in this mortgage can be waived, altered or modified...

The noteholder hereunder... prior payments under any lien prior hereto, or under this mortgage, that... principal and/or interest payments, taxes and fire insurance premiums. All... shall bear interest at the highest rate allowed under South Carolina law, from the date of the advance... shall become payable at any time on demand... constitute a default hereunder giving rise to all of the terms...

The Mortgagor shall have the right... and shall receive a rebate for any unearned interest...

All appraisers...

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