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

15) 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 proceeding 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.

16) That if there is a default in any of the terms, 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 hereunder.

17) 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. It is the true meaning of this instrument 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.

18) 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.

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 inheritance (or will), or should the mortgagor 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.

10) Mortgagee shall be entitled to receive any sums which have been or may be awarded mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagor for damages caused by public works or construction on or near the premises. All such proceeds and awards are hereby assigned to mortgagee, and mortgagor upon request by mortgagee agrees to make, execute and deliver any additional assignments or 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 inverse order of the maturity.

11) If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due, mortgagor may pay the same, and mortgagor on demand 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.

12) If mortgagor is not personally obligated on the debt which this mortgage secures, mortgagor acknowledges that said loan was made in consideration for this mortgage and that mortgagor received consideration in this transaction. Mortgagor agrees that the property described heretofore secures compliance with all of the terms of said note and this mortgage.

WITNESS the Mortgagor's hand and seal this 25 day of November 19 83
SIGNED, sealed and delivered in the presence of

Will Rollins
Rosalie M. Ladd

James A. Smothers (SEAL)
James A. Smothers
Shirley Styles Smothers (SEAL)
Shirley Styles Smothers (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 25 day of November 19 83
Will Rollins (SEAL)
Notary Public for South Carolina
My Commission Expires 11-10-90

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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor'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 25 day of November 19 83
Rosalie M. Ladd (SEAL)
Notary Public for South Carolina
My Commission Expires 11-10-90

LATHEN, GRAY & PARRISH, P.A.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JAMES A. SMOTHERS & SHIRLEY STYLES SMOTHERS

RECORDED NOV 23 1983 at 4:29 P. M.

THE CITIZENS AND SOUTHERN NATIONAL
BANK OF SOUTH CAROLINA
Witness
\$ 10,146.31
Lot-Hammitt St. & Hammitt St. Extr

1 hereby certify that the within Mortgage has been this 29th day of November 19 83 at 4:29 P. M. recorded in Book 1637 of Mortgages, page 496
As No. _____
Register of Merit (Inventory) GREENVILLE
STATE OF SOUTH CAROLINA
COUNTY OF _____
Filed in full and fully witnessed this _____ day of _____ 19 ____

THE CITIZENS AND SOUTHERN NATIONAL
BANK OF SOUTH CAROLINA
Mortgage of Real Estate

1637