

RECORDING FEE

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MANN, FOSTER & RICHARDSON

16497 X

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED DEC 28 '73 16497

ASSIGNMENT OF MORTGAGE
Rem. No. 1676 No. 704
AT 3:02 P.M. NO. 4353
Bernice S. Tankersley
M.C. FOR GREENVILLE COUNTY

REEDY SHOALS PROPERTIES,
a Partnership

TO

STOY WHITE and
MARTHA M. WHITE

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 28th day of December 19 73 at 12:15 P.M. recorded in Book 1298 of Mortgages, page 611 As No. Bernice S. Tankersley Register of Meme Conveyance Greenville County

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MANN, FOSTER & RICHARDSON
Attorneys At Law
Greenville, South Carolina
28,400.00
45.39 Acres, Log Shoals Rd.

Notary Public for South Carolina
My Commission Expires

(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 unto the mortgagee(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.

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 unto the mortgagee(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.

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 27th day of December 1973.
Notary Public for South Carolina
My Commission Expires 5/19/79

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
IN THE PRESENCE OF:
Martha M. White, her heirs and assigns, this 20th day of June, 1984.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
ASSIGNMENT
For value received, I Martha M. White as Executrix of the Estate of Stoy White, deceased, pursuant to my authority as Executrix (File 84FS2390060) (Probate Court, Greenville County, S.C.) do hereby assign, transfer and set over the within mortgage to Martha M. White, her heirs and assigns, this 20th day of June, 1984.

By: [Signature]
And: [Signature]
REEDY SHOALS PROPERTIES, a Partnership
19 73 December day of
Book 1298 Page 611
RECORDED AUG 8 1984 at 3:02 PM
WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of:

- (3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said 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.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental and municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (5) 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 preceding 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.
- (6) 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 Mortgagee 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 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.
- (7) 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 true meaning 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 utterly null and void, otherwise to remain in full force and virtue.
- (8) 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.

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