

Howard, Howard & Howard

V AUG 1 1983 X3515

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
THERESA HO GOMEZ

11707

TO

GEORGE DAVID YOUNSTRA and  
PATRICIA W. YOUNSTRA  
312 Elm Hill St.  
Watertown, Wisconsin 53094

Mortgage of Real Estate

1 hereby certify that the within Mortgage has been this  
day of NOV 19 83  
at GREENVILLE in SOUTH CAROLINA County  
at 11:10 A.M. recorded in Book 1618 of

Mortgages, page 991 As No. 803  
Daniel S. Tankersley  
Register of Morte Conveyance Greenville County

82 MAR 1968

GRIFFIN & HOWARD  
Attorneys at Law  
P.O. Box 10385  
30 Northedge  
Greenville, S.C. 29605  
Charles E. Howard, Esq.  
242-3522

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign and seal and as his act and deed deliver the within written instrument; and that (s)he, with the other witness subscribed above witnessed the execution thereof.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
Persons who signed & satisfied this mortgage.  
PROBATE: Youstra to me known to be the George David Youstra and Patricia

Personally came before me this 17th day of October, 1983  
George David Youstra and Patricia

State of Wisconsin  
County of Jefferson  
THERESA HO GOMEZ  
1983

WITNESS the Mortgagor's hand and seal the 1st day of August, 1983  
Richard F. ...  
SIGNED, sealed and delivered in the presence of:

(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.

(7) 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.

(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 Mortgagor, 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 in which this Mortgagee 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.

(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 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.

(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 laws, public assessments, and municipal charges, fines or other impositions against the mortgaged premises.

(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.

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FILED  
GREENVILLE, S.C.  
AUG 3 12 38 PM '83  
ANNIE S. WILKINS

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