

1930  
MAR 17  
X 26655  
X 366

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MIKE ROSENFELD

19237

TO

SOUTHERN BANK AND TRUST COMPANY  
SATISFIED AND CANCELLED OF RECORD  
28th DAY OF Dec 1984  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
M. J. D. C. 19237

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 7th day of Mar 19 1984 at 10:38 A.M. recorded in Book 1497 of

Mortgages, page 865 As No. 865  
James S. Vandenberg  
Register of Meme Conveyance GREENVILLE County

87 PAGE 1813  
JAMES R. MANN  
Attorney at Law  
Greenville, S. C. 29601  
\$60,000.00  
2 tra. also r/w

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign and as its (s) and deed deliver the within written instrument and that (s)he, with the other witness subscribed the execution

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
DEC 28 1984  
GREENVILLE COUNTY, S. C.  
RECORDED  
1984 MAR 11 10 50 AM  
SOUTHERN BANK AND TRUST COMPANY

WITNESS the Mortgagor's hand and seal this 7th day of March 19 80  
James S. Vandenberg  
Mike Rosenfeld

(3) That it will keep all improvements now existing or which may be made on the premises until completion of such construction without interruption, and shall not do so, the Mortgagor may, at its option, enter upon said premises, make whatever repairs are necessary, including the application of any equalizing assessment, 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, ordinances, regulations and orders affecting the mortgaged premises.  
(5) That it hereby assigns all rents, issues and profits of the mortgaged premises to the mortgagee, and agrees that should legal proceedings be instituted pursuant to this instrument, any mortgagee having jurisdiction shall, upon the request of the mortgagee, appoint a receiver 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 of the mortgagee, shall pay the net proceeds to the mortgagee. The receiver shall also be responsible for 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 if the mortgagee, then, at the option of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall become immediately due and payable, and the Mortgagee may, at its option, foreclose this mortgage, or institute any legal proceedings for the foreclosure of this mortgage, or any part thereof, and the Mortgagee shall, upon the Mortgagee's demand, pay to the Mortgagee, or to the attorney at law for collection by suit or otherwise, all costs and expenses incurred by 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, and the Mortgagee shall 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 effect.  
(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.

PAID IN FULL  
SOUTHERN BANK AND TRUST COMPANY  
GREENVILLE SOUTH CAROLINA  
19237  
BOOK 1497 PAGE 366