

...shall be payable on demand of the Mortgagee unless otherwise provided in writing.

...shall be repaired from time to time and any other hazards specified by Mortgagee in an amount not less than the mortgage debt, or the amount of the principal and interest due on the mortgage at the time of such repairs, and that all such repairs shall be made in a workmanlike manner and that all such repairs shall be made in accordance with the plans and specifications of the Mortgagee and that it will pay the cost of such repairs to the Mortgagee the proceeds of any policy insuring the mortgaged premises and any other insurance policy shall be payable for a loss directly to the Mortgagee to the extent of the balance owing on the mortgage.

...and in the case of a construction loan, that it will pay the cost of such repairs and should it fail to do so, the Mortgagee may at its option enter upon said premises, and cause the necessary construction work to be done, and charge the expenses for such repairs or the cost of such construction to the mortgagor.

...and other governmental or municipal charges, fines or other impositions against the mortgaged premises.

...and agrees that, in the event of a default hereunder, and agrees that, in the event of a default hereunder, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver to receive the rents, issues and profits of the mortgaged premises and collect the rents, issues and profits, including a reasonable attorney's fee, and after deducting all charges and expenses incurred by the receiver shall apply the residue of the rents, issues and profits toward the payment of the mortgage debt.

...of the mortgage or of the note secured hereby, then, at the option of the Mortgagee, the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed by the Mortgagee, or should the Mortgagee become a party of any suit instituted for the foreclosure of this mortgage, or should the debt secured hereby, or any part thereof be placed in the hands of a receiver, the mortgagor shall be liable for all costs and expenses incurred by the Mortgagee and a reasonable attorney's fee, shall be paid by the mortgagor, and the Mortgagee, as a part of the debt secured hereby, and may be enforced and collected therefor.

(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, and that in the event of this mortgage 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.

(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.

WITNESS the Mortgagee's hand and seal this 18th day of August 1979.

SIGNED, sealed and delivered in the presence of:

*Joyce M. Shaw* (SEAL)  
*Joyce M. Shaw* (SEAL)  
*James W. Lenhardt* (SEAL)  
*Betty R. Lenhardt* (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
 COUNTY OF Greenville }

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 18th day of August 19 79

*Joyce M. Shaw* (SEAL)  
 Notary Public for South Carolina  
 My commission expires 11-18-80

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 (name) Betty R. Lenhardt, on this day appear before me, and each, upon being privately and separately examined by me, did declare that she, with the other witness subscribed above, renounce, release and forever relinquish to the mortgagee 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.

GIVEN under my hand and seal this 18th day of August 1979

*Joyce M. Shaw* (SEAL)  
 Notary Public for South Carolina  
 My commission expires 11-18-80

*Betty R. Lenhardt*

RECORDED AUG 23 1979 at 1:49 P.M.

1:49 P.M. recorded in Book 1478 of 1979

112 As No.

GREENVILLE

OFFICES OF

AW OFFICES OF

GREENVILLE

TO

FLOYD D. CUDD

4 Mortimer St

Shennock, DC, 2755

JAMES W. LENHARDT AND BETTY R. LENHARDT

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

6541

4328 RV.2

\$6,685.00  
 Lot 138 Patton Dr.  
 Augusta Acres