

1. That this mortgage shall secure the Mortgagee in such terms as is set forth in the instrument of the Mortgagee for the payment of loans, and shall be subject to the same terms, conditions and covenants as are set forth in the instrument of the Mortgagee...

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as it may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee...

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...

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against 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...

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 Mortgagor to the Mortgagee shall become immediately due and payable...

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...

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...

WITNESS the Mortgagor's hand and seal this 10 day of June 1981

SIGNED, sealed and delivered in the presence of:

Deborah W. Johnson (SEAL)
Robin L. Lawant (SEAL)
Myrtle J. Ashmore (SEAL)
[Blank line] (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and on 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 10 day of June 1981

Robin L. Lawant (SEAL) Deborah W. Johnson
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA
COUNTY OF

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)'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

day of 19

(SEAL)

Notary Public for South Carolina.

35017

RECORDED JUN 18 1981 at 2:00 P.M.

Mortgage of Real Estate
I hereby certify that the within Mortgage has been this 18th day of June 1981
at 2:00 P.M. recorded in Book 1544
Mortgage, page 549. As No.
Registrar of Mesne Conveyance Greenville County
\$4,462.73
Lot 1 Paris Mtn. Rd.

STATE OF SOUTH CAROLINA
COUNTY OF

TO

Pauline Lawrence
Mortgagee

JUN 18 1981
35017 X

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