

The Mortgagee further covenants and agrees as follows:

1. That the Mortgagee shall pay for the Mortgagee for such further sums as may be required hereafter at the option of the Mortgagee for the payment of taxes, assessments, repairs or other payments payable to the Government hereon. This mortgage shall also secure the Mortgagee for any and all such taxes, assessments, repairs or credits that may be made hereafter to the Mortgagee by the Mortgagee or by any authority having jurisdiction over the premises and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the premises in repair or hereafter created or the mortgaged premises as may be required from time to time by the Mortgagee and shall pay for any and all repairs or other payments payable to the Government hereon. This mortgage shall also secure the Mortgagee for any and all such taxes, assessments, repairs or credits that may be made hereafter to the Mortgagee by the Mortgagee or by any authority having jurisdiction over the premises and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(3) That it will keep the premises in repair or hereafter created or the mortgaged premises as may be required from time to time by the Mortgagee and shall pay for any and all repairs or other payments payable to the Government hereon. This mortgage shall also secure the Mortgagee for any and all such taxes, assessments, repairs or credits that may be made hereafter to the Mortgagee by the Mortgagee or by any authority having jurisdiction over the premises and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(4) That it will pay, when due, all taxes, assessments and other governmental or 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 waives 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 mortgagee and after deducting all charges and expenses attending such proceedings 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 due 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 Mortgagee or the debt on 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 on by 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.

WITNESS the Mortgagee's hand and seal this 6th day of November 19 81. PREMIER INVESTMENT CO., INC. BY: *Alonso M. De Saut* (SEAL) President (SEAL) (SEAL) (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 6th day of November 19 81. *David K. Boerna* (SEAL) Notary Public for South Carolina. My Comm. expires 3/26/89

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER COUNTY OF n/a }

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 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.

RECORDED NOV 9 1981 at 10:06 A.M. Mortgage of Real Estate I hereby certify that the within Mortgage has been this 9th day of NOV. 19 81 at 10:06 A.M. recorded in book 1557 page 285 as No. 285. Register of Mortgage Conveyances LAW OFFICES OF Greenville, South Carolina. \$13,340.00 Lot 322 Canebrake Phase 111 TO Southern Service Corporation Premier Investment Co., Inc. 11453 COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA NOV 9 1981 J.C. 1513 JOHN L. EBERKOS, ATTORNEY 1800 EAST WASHINGTON STREET GREENVILLE, SOUTH CAROLINA 29601

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