

94118

The Mortgagee's interest and duties are as follows:

1. That the mortgage shall secure the Mortgagee in such things as may be required by the laws of the State of South Carolina for the payment of taxes, and for the payment of the principal and interest of the mortgage. The mortgage shall also secure the Mortgagee for any further loans, advances or disbursements that may be made by the Mortgagee to the Mortgagor, or as the result of the exercise of the power of sale conferred by the Mortgagee. All such advances shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged premises, and the same shall be insured from time to time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and no improvements, as a part of the mortgage debt, shall be attached thereto by any other party, and that all such policies and receipts shall be paid to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policies covering the mortgaged premises and does hereby authorize each mortgagee or company authorized to make payment of a loss directly to the Mortgagee to the extent of the balance owing on the mortgage debt, whether or not.

3. That it will keep all improvements now existing or hereafter erected or to be erected on the mortgaged premises, and in the case of a construction loan that it will continue construction until the plot is without improvement and should it fail to do so, the Mortgagee, as agent for the mortgagor, shall make whatever repairs are necessary, including the completion of any construction work not done, and charge the expenses for such repairs or the completion of such construction to the mortgagor.

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. That it will comply with all governmental and municipal laws and regulations affecting 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, any judge, having jurisdiction, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the same and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said proceeds are assigned by the mortgagee 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.

6. That if there is a default in any of the terms and conditions of this mortgage or of the debt 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, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, the Mortgagee become a party of any suit arising under this Mortgage or the title to the premises, including foreclosure, should the debt secured hereby, or any part thereof be placed in the hands of any attorney at law for collection, or should any reasonable attorney's fees and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately 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 receive the proceeds of any sale of the mortgaged premises in the event of a default under this mortgage or in the event of foreclosure. If the proceeds of such sale are not sufficient to pay the mortgage debt and all the terms, conditions and covenants of this mortgage, and of the debt secured hereby, then the mortgage shall be entirely satisfied and otherwise to remain in full force and virtue.

8. That the covenants herein contained shall be held and the benefits and advantages of the same to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Wherever 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 15 day of August 1977

SIGNED and delivered in the presence of

[Signature] SEAL

[Signature] SEAL

[Signature] SEAL

[Signature] SEAL

STATE OF SOUTH CAROLINA }
 COUNTY OF Greenville }
 PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as to her and does deliver the within written instrument and that she, with the other witness, subscribed above witnessed the execution thereof.

SUBSCRIBED to before me this 15 day of August 1977

[Signature] SEAL

Notary Public for South Carolina
 My Commission Expires

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, names of the above named mortgagor, 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, duress or fear of any person whatsoever, renounce, release and forever relinquish unto 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 recited.

GIVEN under my hand and seal this 15 day of August 1977

[Signature] SEAL

Notary Public for South Carolina
 My Commission Expires

RECORDED IN 185 at 3:00 PM

TO

Comptroller, Inc.
 100 N. Washington St.
 Greenville, S.C.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

Ronald G. and Caroline Eason
 214 Elizabeth St.
 Greenville, S.C. 29601

I hereby certify that the within Mortgage has been

this 18th day of August 1977

at 2:30 P.M. recorded in

Book 1276 of Mortgages, page 477

AS No. 44123

Register of Motor Commissioners
 County

W.A. South N Co., Office Supplies, Greenville, S.C.
 Form No. 112 MS-72

\$1,197.00
 Lot C Cor. Elizabeth St. &
 Russell St., "North Hills"

4328 RW-2