

N. 88 E. 61.8 feet to an iron pin at the corner of Lot 4; thence with line of Lots 4 and 5, N. 2-0 W. 118.1 feet to an iron pin the corner of Lots 4 and 5 on line of Lot 3; thence with line of Lots 3 and 5, S. 85-22 W. 86 feet to an iron pin at the corner on east side of Chapin Street; thence with east side of Chapin Street, S. 14-0 E. 116.4 feet to beginning corner, being known as Lot 5 on plat of Chapin Spring Land Co. recorded in Plat Book E, page 41, and identical property conveyed to Mortgagor herein in Deed Book 214, Page 385.

(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, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, 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 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 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 mortgagor 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, 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, 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 Mortgage or the title to 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 Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument 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 Mortgagor's hand and seal this 12th day of January 1976. SIGNED, sealed and delivered in the presence of:

Carolyn R. Hoagney

day of January 1976.
Hazel G. Madsen (SEAL)
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville

PROBATE

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 instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of January 19 76.
Carolyn R. Hoagney (SEAL)
 Notary Public for South Carolina
 My Commission Expires: 12/16/80

N/A--Woman Mortgagor
 RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
 COUNTY OF

(wives) of the above named mortgagor did declare that she does freely, relinquish unto the mortgagee's of dower of, in and to all and GIVEN under my hand and seal



Notary Public for South Carolina
 My Commission Expires:

RECORDED JAN 13 '76 At 9:50 A.M.

17779

\$24,500.00
 Part Lots 1, 2 & 6 Bk. G Chapin St.
 Also part Lots 1, 2, & 6 Chapin St.
 Also lot cor. Chapin St. & Rose Ave.

WILLIAM D. RICHARDSON
 Attorney At Law
 P. O. Box 10081
 Greenville, S. C. 29603

Register of Name Conveyance Greenville County

Mortgage of Real Estate

The South Carolina National Bank

Hazel G. Madsen

Re/966
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

JAN 13 1976

ATTORNEY'S FEE
 \$-9.80

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