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(1) [illegible] Mortgagee [illegible] pro[illegible] of taxes [illegible] secure the Mortgage [illegible] is the total indebtedness secured hereby [illegible] same rate as the mortgage debt and shall be payable [illegible] Mortgagee [illegible]

(2) That it will keep the [illegible] hereafter erected on the lands and premises hereby mortgaged insured as may be required from time to time by the Mortgagee against loss by fire and such other hazards specified by Mortgagee in such amounts and for such periods as may be required by the Mortgagee, and will keep all buildings, fixtures and improvements now or hereafter on said premises in good repair and will not commit or suffer any waste of said premises; that all such insurance shall be carried by companies approved by the Mortgagee, and have attached thereto loss payable clauses in favor of and in form acceptable 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 policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for all loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not.

(3) That it will keep all [illegible] 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, and along the completion of any construction work in progress, 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 Mortgagee shall be [illegible] the premises above conveyed, and 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 is to be utterly null and void; otherwise to remain in full force and virtue.

(8) That the covenants hereof shall extend to and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns. Whenever used the singular number 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 August 1983

SIGNED, sealed and delivered in the presence of

W. D. Richardson

[illegible]

Ronald A. Bramlett (SEAL)

(SEAL)

Cynthia D. Bramlett (SEAL)

(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 its act and deed deliver the within written instrument and that she with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of August 1983

W. D. Richardson (SEAL)

Notary Public for South Carolina

My commission expires: 11/30/90

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 (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 mortgagee(s) and the mortgagee'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

12th day of August 1983

W. D. Richardson

Notary Public for South Carolina

My commission expires: 11/30/90

Cynthia D. Bramlett

Recorded Aug. 23, 1983 at 10:24 A.M. #10377

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RONALD A. & CYNTHIA D. BRAMLETT

TO

LUTHER TOLLEP & SONS, INC.

TOLLEP

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this [illegible] day of August 1983 at 10:24 A.M. recorded in Book [illegible] page 338

Register of Mesne Conveyance for Greenville County

LAW OFFICES OF

Richard D. Richardson, Esq.
P.O. Box 2348
Greenville, S.C. 29602

$19,642.50
Lot 24
Lorena Park

AUG 23 1983

[illegible]