

4. That it will be when due or before due, at the option of the Mortgagor, or at the option of the Mortgagor and Mortgagess, that it will commence legal proceedings to foreclose all rents, issues and profits of the premises and to sell the same at public auction, or at such time as the Mortgagor shall so desire, that the legal proceedings be instituted pursuant to this instrument, and, also having sold the same, that the Mortgagor shall have the title to the mortgaged premises with full authority to take possession of the mortgaged premises and to collect all rents, issues and profits of the same and to let the same to the best advantage in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the expenses of its trust as receiver, shall apply the residue of the rents, issues and profits to the payment of the debt secured hereby.

5. 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 Mortgagor all sums then owing by the Mortgagor to the Mortgagess 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 Mortgagor become a party thereto, and involving the 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 Mortgagor and a reasonable attorney's fee shall thereupon become due and payable immediately or on demand, at the option of the Mortgagess, as a part of the debt secured hereby, and may be recovered and collected hereunder.

6. 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 fail to 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.

7. 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.

8. If the mortgagor should convey the property or any interest therein, to any other party without first obtaining written consent from the mortgagess, or should a creditor, receiver, or trustee in bankruptcy obtain an interest in the property or should any party obtain an interest by attachment or any means other than inheritance (or will), or should the mortgagor or the mortgagess be made a party to any action involving the title to the mortgaged premises or which might affect the security interest of the mortgagor then the entire principal balance with interest and service charge accruing thereon shall become immediately due and payable at the option of the mortgagor.

9. Mortgagess shall be entitled to receive any sums which have been or may be awarded mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagor for damages caused by public works or construction on or near the premises. All such proceeds and awards are hereby assigned to mortgagor, and mortgagor upon request by mortgagess agrees to make, execute and deliver any additional assignments or documents which may be necessary from time to time to enable mortgagess, at the option, to collect and receipt for same. Unless otherwise agreed, any sum received by mortgagor under the provisions of this paragraph shall be applied to the payment of principal, whether then matured or not, in the inverse order of the maturity.

10. If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due, mortgagess may pay the same, and mortgagor on demand will repay the amount so paid with interest thereon at the rate set forth in the note, and the same shall be added to the mortgage indebtedness and be secured by this mortgage.

11. If mortgagor is not personally obligated on the debt which this mortgage secures, mortgagor acknowledges that said loan was made in consideration for this mortgage and that mortgagor received consideration in this transaction. Mortgagor agrees that the property described heretofore secures compliance with all of the terms of said note and this mortgage.

WITNESS the Mortgagor's hand and seal this 22 day of August 1983
SIGNED, sealed and delivered in the presence of
Sue Bellino _____ (SEAL)
Dorothy M. Kosby _____ (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 written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 22 day of August 1983
Notary Public for South Carolina
My Commission Expires
Sue Bellino _____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER NOT NECESSARY-MORTGAGOR

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 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 release.

GIVEN under my hand and seal this

22 day of Aug. 1983
Notary Public for South Carolina
My Commission Expires
Sue Bellino _____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED AUGUST 24, 1983 AT 2:57 P.M. 6511

WITNESS	RECEIVED STATE OF SOUTH CAROLINA COUNTY OF	REGISTRATION NUMBER 1622	SEARCHED INDEXED FILED At Notary Public
WITNESS Sue Bellino P.O. Box 60 Sumter, S.C. 29154	THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA	Paid in full and fully satisfied this day of	Aug. 24, 1983

RECORDED AUGUST 24, 1983 AT 2:57 P.M. 6511
STATE OF SOUTH CAROLINA
COUNTY OF
RECORDED AUGUST 24, 1983 AT 2:57 P.M. 6511
REGISTRATION NUMBER
1622
SEARCHED
INDEXED
FILED
At Notary Public
P.O. Box 60
Sumter, S.C. 29154

RECORDED AUGUST 24, 1983 AT 2:57 P.M. 6511
STATE OF SOUTH CAROLINA
COUNTY OF
RECORDED AUGUST 24, 1983 AT 2:57 P.M. 6511
REGISTRATION NUMBER
1622
SEARCHED
INDEXED
FILED
At Notary Public
P.O. Box 60
Sumter, S.C. 29154