

The Mortgage further contains and agrees as follows:

1. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public utility charges, and other charges payable to the government or any authority. This mortgage shall also secure the Mortgagee for any further loans, advances, or disbursements that may be made hereafter to the Mortgagee in the Mortgagee's sole discretion as the trustee of the trust created by this mortgage, 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 property insured as may be required 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 in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in amounts payable to the Mortgagee, and that it will pay all premiums therefor when due, and that it will accept to the Mortgagee the proceeds of any policy insuring the mortgaged premises, and does hereby authorize each and every company authorized to make payment on a 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 improvements now existing or hereafter erected in good repair, and in the case of a construction, in that it will construct, reconstruct, or repair without interruption, and should it fail to do so, the Mortgagee shall have the right to cause the same to be done, and make whatever repairs are necessary, including the completion of any construction now in progress, and to recover 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, and will defend the Mortgagee against the mortgaged premises. That it will comply with all governmental and municipal laws, ordinances 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 by the Mortgagee, and agrees that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction of the same shall have authority to appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises, and to collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event of proceedings as aforesaid, by the mortgagee and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the balance 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 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 mortgage, or the title to the premises, foreclosed herein, or should the debt secured hereby, or any part thereof be placed in the hands of any attorney at law for collection, he or she, in addition to all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected as aforesaid.

7. That the Mortgagee shall hold and own the premises above mentioned until there is a default under this mortgage or in the note secured hereby. If the terms, conditions, or covenants of this mortgage, or of the Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of the gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 6th day of December 19 77

SIGNED, sealed and delivered in the presence of

Sandra M. Budwell
Arthur W. [Signature]

Jesse Earl Nixon (SEAL)
JESSE EARL NIXON (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 her 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 6th day of December 19 77
Arthur W. [Signature] (SEAL)
Sandra M. Budwell (SEAL)
Notary Public for South Carolina
My Commission Expires: 3/24/87

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 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 ed, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 6th day of December 19 77
Arthur W. [Signature] (SEAL)
Catherine H. Nixon (SEAL)
CATHERINE H. NIXON

\$13,381.20
Lot 167, Langston Dr. "Sans Souci Hgts."

LONG, BLACK & GASTON
ATTORNEYS AT LAW
109 East North Street
Greenville, S.C. 29601

Register of Mortgages, Greenville County

Register of Mortgages, Greenville County
No. 1417 of Mortgage, page 801
I hereby certify that the within Mortgage has been
this 6th day of December
19 77 at 11:12 A.M. recorded in
this 1417 of Mortgage, page 801

Mortgage of Real Estate

COMMUNITY BANK

TO

JESSE EARL NIXON

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

17309

REcorded December 6, 1977, at 11:12 A.M.

NEP 6-11-77
Long, Black & Gaston
17309 X