

The Mortgagee further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee's loan to the mortgagor as hereinbefore set forth and that the Mortgagee shall have the right to sell the mortgaged premises in whole or in part to satisfy the debt secured hereunder and to take any other action which may be necessary to protect its interest in the mortgaged premises.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property in good repair and to the extent of the repairs on the Mortgage debt, whether the or not.

3. That it will keep the improvements now existing or hereafter erected in good repair and, in the case of a construction loan, that it will cause construction to be completed without interruption and if it fails to do so, the Mortgagee shall, at its option, either repair or complete the same, or cause the same to be repaired or completed by others, and it shall be liable for the cost of such repairs or 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 the request of the Mortgagee, appoint a receiver of the mortgaged premises, with full authority to take possession of the same, to collect the rents, issues and profits therefrom, and to apply the same to the payment of the mortgage debt, and after debiting all legal and necessary expenses attending such proceedings 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 shall be enforceable as if all sums then owing by the Mortgagor to the Mortgagee were immediately due and payable.

7. That the Mortgagee shall hold and enjoy the premises always secured hereunder until there is a default under this mortgage or in the note secured hereby. If there is a default under this mortgage or in the note secured hereby, then the Mortgagee shall fully perform all the terms, conditions and covenants of this mortgage and of the note secured hereby, and then this mortgage shall be utterly null and void, otherwise to remain in full force and effect.

8. That the covenants herein contained shall bind and the benefits and advantages shall inure to, the respective heirs, executors, administrators, assigns and assigns of the mortgagor and the mortgagee. Wherever used the singular shall include the plural, the plural the singular, and the gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 17th day of January, 1979.

SIGNED and delivered in the presence of:

William J. ... *Elizabeth ...* *...* *...*

SEAL
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SEAL

STATE OF SOUTH CAROLINA
COUNTY OF *Greenville*

PROBATE

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was duly executed and acknowledged before me by the parties thereto, and that the same is a true and correct copy of the original as shown to me by the parties thereto.

SWORN to before me this 17th day of January, 1979.

William J. ... *Elizabeth ...*

Notary Public for the State of South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF *Greenville*

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was duly executed and acknowledged before me by the parties thereto, and that the same is a true and correct copy of the original as shown to me by the parties thereto.

GIVEN under my hand and seal of this 17th day of January, 1979.

William J. ...

Notary Public for the State of South Carolina

RECORDED JAN 23 1979

Mortgage of Real Estate

Book 779 Page 2:56

1455 at Mortgage No. 842

W. A. ...

GREENVILLE

JAN 23 1979

STATE OF SOUTH CAROLINA
COUNTY OF *Greenville*

TO

2:56 P.M.

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