

The Mortgagor does hereby agree as follows:

1. That as in the usual case of the Mortgagee, it shall be the duty of the Mortgagor to pay all taxes, assessments, and other charges which may be levied or imposed upon the property mortgaged by the Mortgagor, and that the Mortgagor shall pay all taxes, assessments, and other charges which may be levied or imposed upon the property mortgaged by the Mortgagor, and that the Mortgagor shall pay all taxes, assessments, and other charges which may be levied or imposed upon the property mortgaged by the Mortgagor, and that the Mortgagor shall pay all taxes, assessments, and other charges which may be levied or imposed upon the property mortgaged by the Mortgagor.

2. That it will keep the improvements now existing, and after erected on the mortgaged property, inserted, and may be repaired from time to time by the Mortgagor, against loss by fire and any other hazard as specified by Mortgagor, and in case of loss than the mortgage debt, or in such amounts as may be required by the Mortgagor, and in company acceptable to it, that all improvements and renewals thereof shall be held to the Mortgagor, and have attached thereto loss payable thereon in full, to the extent of any damage to the Mortgagor, and that it will pay all expenses therefor when due, and that it does hereby assign to the Mortgagor the proceeds of any insurance the mortgaged premises, and does hereby authorize each insurance company to make payment to the Mortgagor to the extent of the balance owing on the Mortgage debt, whether due or not.

3. That it will keep all improvements new or otherwise after erected in good repair, and in the event of any damage, it does hereby assign to the Mortgagor the proceeds of any insurance the mortgaged premises, and does hereby authorize each insurance company to make whatever repairs are necessary, including the completion of any construction work unfinished at the time of the repairs for such repairs or the completion of such construction to the mortgaged debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal assessments, and any expense 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 by the Mortgagor, that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction being the court or otherwise, appoint receiver of the mortgaged premises, with full authority to take possession of them, and to let the same, and profit therefrom, 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 attendant 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 Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the forced sale of this mortgage, or should the Mortgagor become a party of any suit involving this Mortgage, or the title to the premises, as filed 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 the recipient become due and payable immediately or on demand, at the option of the Mortgagor, as a part of the debt secured hereby, and may be recovered at Law, and in rem.

7. That the Mortgagor shall hold and enjoy the premises above described 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 7th day of August 1979

SIGNED, sealed and delivered in the presence of

*W. C. S. D. H.
D. S. A.*

Myra J. Bowers Howard (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 written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 7th day of August 1979

(SEAL)

D. S. A.

Notary Public for South Carolina.
My Commission Expires: 9/29/81

STATE OF SOUTH CAROLINA
COUNTY OF }

RENUNCIATION OF DOWER NOT NECESSARY

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 mortgagor(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

day of 19

(SEAL)

Notary Public for South Carolina.
My commission expires:

Recorded August 10, 1979 at 3:23 PM

1979

LONG, BLACK & GASTON
ATTORNEYS AT LAW
109 East North Street
Greenville, S.C. 29601
K. J. Bowers Howard
Myra J. Bowers Howard

4328 RW-2

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
this 10th day of August
1979 at 3:23 P.M. recorded in
Book 1476 of Mortgages, page 587
As No. _____

Register of Deeds Conveyance Greenville County

LONG, BLACK & GASTON
ATTORNEYS AT LAW
109 East North Street
Greenville, S.C. 29601
\$47,170.90
Lots 26 & 27 Shady Ln Flynn Estate
No 1., Chick Springs To