

1471-315

The Mortgagor further covenants and agrees as follows:

1. That the mortgage shall secure the Mortgage Note in sum of \$15,000.00, or so much thereof as may be unpaid at the time of the execution of this instrument. The principal amount of the Mortgage Note, together with interest thereon, shall be payable to the Mortgagor, and the mortgage shall be held by the Mortgagor, and the principal amount of the Mortgage Note, together with interest thereon, shall be payable to the Mortgagor, and the principal amount of the Mortgage Note, together with interest thereon, shall be payable to the Mortgagor, and the principal amount of the Mortgage Note, together with interest thereon, shall be payable to the Mortgagor.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property and which may be required from time to time by the Mortgagor against loss by fire and/or other hazards specified by Mortgagor, in amounts less than the mortgage debt, or in such amounts as may be required by the Mortgagor, and in companies acceptable to it, and that all such policies and renewals of the same shall be held by the Mortgagor, and have attached thereto loss payable clauses in favor of the Mortgagor, and that the Mortgagor shall pay all premiums therefor when due, and that it does hereby consent to the Mortgagor the purchase of any policy insuring the mortgaged premises and also hereby authorizes each holder of the same to make payment on account directly to the Mortgagor, to the extent of the balance owing on the Mortgage debt, whether due or not.

3. That it will keep the improvements now existing or hereafter erected in good repair, and in the case of a default, it agrees that it will continue to do the same until completion without interruption, and should it fail to do so, the Mortgagor, and the holder of the improvements, make whatever repairs are necessary, including the completion of any construction work then underway, and that the expenses of 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 quasi-governmental charges, in the sum of \$15,000.00, against the mortgaged premises. That it will comply with all governmental and municipal laws, rules, regulations and ordinances affecting the mortgaged premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises free and clear and without burden, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction over the same, may appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises, and collect 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 attorney's fees, 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 foreclosure of this mortgage, or should the Mortgagor become a party to any suit involving this Mortgage, or the title to the premises, be tried, 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, the cost of an reasonable attorney's fee, shall then be paid by him 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 and collected hereunder.

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 5th day of September 1979

SIGNED, sealed and delivered in the presence of

D. E. Brown
D. L. Brown

Donald E. Brown (SEAL)

Rose L. Brown (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 5th day of September 1979

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

(SEAL)

D. L. Brown

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 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

5th day of September 1979

Rose L. Brown
Notary Public for South Carolina.
My commission expires: 9/29/81

(SEAL)

Rose L. Brown

SEP 6

1979

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

8190

Donald E. Brown
Rose L. Brown

Mortgage of Real Estate

I hereby certify that the within Mortgage has been

this 6th day of Sept. 1979 at 2:18 P.M. recorded in

Book 1479 of Mortgages, page 814

As No. _____

Register of Deeds Conveyance
Greenville County

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

\$7,248.00
Lots Waddell St.

4328 AW-2