

The Mortgagor further covenants 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 assessments, repairs or other purposes pursuant to the covenants herein.

(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 Mortgagee, in an amount not less than the mortgage debt.

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises.

(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.

(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 Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits.

(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 may be foreclosed.

(7) 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 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.

WITNESS the Mortgagor's hand and seal this SIGNED, sealed and delivered in the presence of:

13th day of September 19 79

Catherine H. Clark
Henry A. Chesney

James Carl Connelly (SEAL)
Geraldine L. Connelly (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 13th day of September 19 79.

Henry A. Chesney (SEAL)
Notary Public for South Carolina.

Catherine H. Clark

My Commission Expires:

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 whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(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

13th day of September 19 79
Henry A. Chesney (SEAL)
Notary Public for South Carolina.

Geraldine L. Connelly

My Commission Expires: 10/13/1979 at 4:47 P.M.

RECORDED SEP 13 1979

Mortgage of Real Estate
hereby certify that the within Mortgage has been this 13th day of Sept. 19 79
4:47 P.M. recorded in Book 1480 of Mortgages, page 529 As No.
Register of Mesne Conveyance Greenville County
LAW OFFICES OF
Marchbanks, Chapman, Brown & Harter, P.A.
111 Toy Street
P. O. Box 10224 F.S.
Greenville, South Carolina 29603
\$50,000.00
Lot 7 Berea Forest, Sec. 1

TO
Community Bank
James Carl Connelly and
Geraldine L. Connelly

8916
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MARCHBANKS, CHAPMAN & HARTER, P.A.
111 Toy Street
P. O. Box 10224 FS
Greenville, S. C. 29603
8916X

2-AV 8234