

1. That the Mortgagee shall have the right to require the Mortgagor to pay the interest on the mortgage debt as provided in writing.

2. That it will keep the mortgage debt in full payment after maturity of the mortgage debt until the mortgage debt is paid in full by the Mortgagor and shall pay the interest on the mortgage debt as provided in writing.

3. That it will keep all improvements now existing or hereafter erected in good repair and in the case of a fire or other casualty will continue construction until completed or until destroyed and should it fail to do so, the Mortgagor may, at the expense of the Mortgagee, make whatever repairs and improvements necessary for the completion of any construction work underway, and charge the expense of 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, 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 public 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, including a reasonable rental to be paid by the Grant in the event such premises are occupied by the mortgagor and after payment of charges and expenses attending such possession and the execution of its trust as aforesaid, 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 may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage, the title to the premises, or should the debt secured hereby or any part thereof be placed in the hands of any other person, at law or in equity, then by suit or otherwise, all reasonable expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall be recoverable by the Mortgagee as a debt due and owing to it, or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and satisfied therefor.

7. That the Mortgagee shall hold title to the premises above described until there is a default under this mortgage or until the debt secured hereby is fully paid, and that if the Mortgagee shall fully pay the debt secured hereby, and all the terms, conditions, and covenants of the mortgage, or if the debt secured hereby is fully paid, 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, assigns 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 Mortgagee's hand and seal this 30 day of September 19 80
SIGNED, said of and sealed in the presence of
[Signature] LUIS E. GIL SEAL
[Signature] SEAL
[Signature] SEAL
[Signature] SEAL
[Signature] LUZ M. GIL SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TESTATE

Personally appeared the undersigned testatrix and made oath that she is the lawful and sole owner of the above described mortgage and as the mortgagee of said and said, delivers the within written Mortgage, and that she is the owner of the premises described above, with all the covenants therein.

SWORN to before me this 30 day of September 19 80
[Signature] SEAL
[Signature] SEAL
My commission expires July 31, 1990
[Signature] Barry Wagon Sawyer

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REINQUANTION OF DOWER

I, the undersigned, do hereby certify that the within written instrument is a true and correct copy of the original instrument as the same appears in the records of the County of Greenville, South Carolina, and that the same is a true and correct copy of the original instrument as the same appears in the records of the County of Greenville, South Carolina.

GIVEN under my hand and seal this 30 day of September 1980.
[Signature] SEAL
[Signature] LUZ M. GIL
Notary Public for South Carolina
My commission expires July 31, 1990

RECORDED DEC 16 1980 at 11:28 A.M.

17957

#3,000.00
Lot 3179 Rd
1527 at Washington, 721
Mortgage of Real Estate
16th Dec.
11:28 A.M.
Greenville

NOTARY TO
CHARLES WILLIAM BENNETT JR.

LUIS E. GIL
LUZ M. GIL

17957
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
1980

2-RV-9234