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The Mortgagee further warrants and covenants that:

(1) That this mortgage shall secure the Mortgagee's debt and the interest thereon, and the Mortgagee shall also secure the Mortgagee for any further loans, advances, or disbursements made by the Mortgagee to the Mortgagee to the extent of the total indebtedness thus secured, and shall be paid to the Mortgagee in full with interest at the same rate as the mortgage debt and shall be payable out of the Mortgagee's assets in the following order:

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged premises in good repair, and 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, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(3) 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.

(4) 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, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagee and after deducting all charges and expenses attending 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.

(5) 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 Mortgagee 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 of any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by virtue of otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(6) That the Mortgagee 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 Mortgagee 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, and shall otherwise remain in full force and virtue.

(7) That the covenants herein contained shall bind and the benefit of said covenants 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 Mortgagee's hand and seal this 1st day of August 1983

SIGNED, sealed and delivered in the presence of:

Chris E. Hendershot
Jan E. McJannet

By: James M. Hendershot (SEAL)
 James M. Hendershot, Managing Partner (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
 COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that s/he saw the within named mortgagee 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 1st day of August 1983

Jan E. McJannet (SEAL)
 Notary Public for South Carolina
 My Commission expires: 1/19/93

Chris E. Hendershot

STATE OF SOUTH CAROLINA } NOT NECESSARY
 COUNTY OF } 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 mortgagee (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 mortgagee (s) and the mortgagee's (s) heirs, 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 referred.

GIVEN under my hand and seal this

Day of _____ 1983

(SEAL)
 Notary Public for South Carolina

Recorded August 3, 1983 at 3:21 P.M.

7386um for ad. J.H. 11/11/83

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

SIMPSONVILLE PROPERTIES, a General Partnership

JESSIE MAE HUDSON

TO

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this

Day of August 1983

at 3:21 P.M. recorded in Book 1619

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Register of State Government Greenville

LAW OFFICES OF

Brown, Byrd, Blakely, Massey, Loughart & Stouffer, P.A.
 Suite 15, 700 E. North Street
 P. O. Box 2464
 Greenville, South Carolina 29602

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