

The Mortgagor further covenants and agrees as follows:

1. That it will cause all fixtures on the Mortgaged premises to be removed at the time of the execution of this instrument, and that it will pay all expenses of removal and removal of the same by the Mortgagor or any finder, upon a reasonable charge for such removal. All costs by the Mortgagor, including the removal of fixtures, shall be paid by the Mortgagor. All costs by the Mortgagor shall bear interest at the same rate as the mortgage of \$16,000.00 shall be payable on the date of the Mortgage unless otherwise provided in writing.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property insured, so as to be repaid from time to time by the Mortgagor against loss by fire and any other hazards specified by Mortgagor, in amounts not less than the insurable value, or in such amounts as may be required by the Mortgagor, and in companies a reputable to it, and that all such policies and renewals thereof shall be held by the Mortgagor, and have attached thereto loss payable clauses in favor of, and in form, acceptable to the Mortgagor, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagor the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company consented to make payment for a loss directly 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 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 Mortgagor may, at its own discretion, cause to be made whatever repairs are necessary, including the completion of any construction work underway, and cause the expenses for such repairs or the completion of such construction to the mortgagee debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental or non-governmental 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 it agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Plaintiff's, or other, cause, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises to 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 mortgagor 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.

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 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 suit or otherwise, all costs and expenses incurred by the Mortgagor, thereof, a reasonable attorney's fee, shall thereupon 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 and collected hereunder.

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. 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 27th day of July 1983.

SIGNED, sealed and delivered in the presence of

William Dennis Black

Elizabeth J. Thackston

Ruth B. Thackston

(SEAL)

Ruth B. Thackston

(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 affix his or her mark and deliver the within written instrument and that (s)he, with the other witness subsentient above witnessed the execution thereof.

SWORN to before me this 27th day of July 1983.

Carl R. Thackston (SEAL)

Notary Public for South Carolina
My Commission Expires: 9-9-92

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, threat 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

27th day of July 1983.

Carl R. Thackston (SEAL)

Notary Public for South Carolina
My commission expires: 9-9-92

Recorded August 19, 1983 at 2:50 P.M.

559703

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Carl R. Thackston and
Ruth B. Thackston

TO

William Dennis Black
Route 3
Greenville, S. C. 29609

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
this 19 day of AUGUST
1983 at 2:50 P.M. recorded in
Book 1622 of Mortgages, page 49

As to

Register of Deeds Conveyance Greenville County

\$16,000.00
Lot 2 Montague Circle

REC'D 10/10/83 X 559703 K

EX-AM 228