

Mortgage of Real Estate... The Mortgagee shall be bound to pay... interest at the rate of... provided in writing.

2) That it will keep the improvements now existing or hereafter created on the mortgaged property insured... loss by fire and any other hazards specified by Mortgagee...

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...

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...

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...

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.

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 27th day of July 1983.

SIGNED, sealed and delivered in the presence of... [Signatures of Mortgagors and Witnesses]

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of July 1983. [Signature of Notary]

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 27th day of July 1983. [Signature of Notary]

Notary Public for South Carolina. My commission expires: 9-9-92. Recorded August 19, 1983 at 2:50 P.M.

TO William Dennis Black, Route 3, Greenville, S. C. 29609. Mortgage of Real Estate. I hereby certify that the within Mortgage has been filed in the Office of the Register of Deeds, Greenville County, South Carolina, on the 19th day of August 1983 at 2:50 P.M. recorded in Book 1622 of Mortgages, page 49. As No. \$16,000.00. Let 2 Mortgage Circle.

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE AUG 19 1983