(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 elsewhere, 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 mortgagor and other defendants, all expenses and expenses attending such proceeding and the execution of its trust as herein set forth, shall apply the residue of the rents, issues and profits towards 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 if the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee 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 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 Mortgagee, including 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.

(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 or in the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions and covenants of the mortgage, and if the note secured hereby, 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 16th day of October, 1977.

SIGNED, sealed and delivered in the presence of:

Barbara B. Selby (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

2. Copy

79 1692

HORTON, DRAWDY, MARCHBANKS, CHAPMAN & BROWN, P.A. 121S3

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 18 '77

BARBARA B. SELBY
206 Happy Acres Dr.
Simpsonville, S.C.
TO
29681

H. T. HUDSON
22229
RECORDED
PAGE 3

SATISFIED AND CANCELLED OF RECORD
DAY OF 1980
R.M.C. FOR GREENVILLE COUNTY, S.C.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 18th day of October, 1977 at 4:38 P.M., recorded in Book 1413 of Mortgages, page 245 As No. 79 1692

Register of Mesne Conveyance Greenville County

Horton, Drawdy, Marchbanks, Ashmore, Chapman & Brown, P.A.
207 Pettigrew Street
P. O. Box 10167 F.S.
Greenville, South Carolina 29603

$ 65,000.00
Loc - 3.73 A Hwy # 146 Cor & Woodruff Rd.
(S.C. Hwy # 146 Cor & Brown Dr.

GREENVILLE CO. S.C.
3-14-83
11:47 AM '83
MAR 15
BOOK 1413 PAGE 246