

REC'D 1419 AM 9/9/99

(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 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.

(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 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 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.

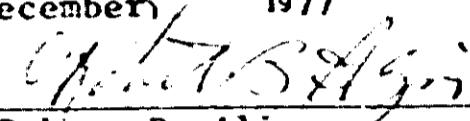
(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and this mortgage may be foreclosed. Should 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, and a reasonable attorney's fee, shall thereafter 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.

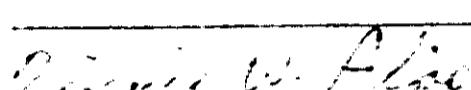
(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 30th day of

December 1977


Robert B. Aljoe

SEAL


Zinnie W. Aljoe

SEAL

SEAL

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that he saw the within named to sign and seal and as his act and deed deliver the within written instrument and that is he with the other witness subscribed above witnessed the execution thereof.

SWEORN before me the 30th day of December 1977

Notary Public for State of South Carolina

My Commission Expires 5/22/83

SEAL

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

COUNTY OF GREENVILLE

I, the undersigned Notary Public for State of South Carolina, certify unto all whom it may concern, that the undersigned wife, named in the above named instrument respectively, did this day appear before me, and each upon being privately and separately examined by me, did declare that she dies freely, voluntarily, and without any compulsion, dead or deaf of any person whatsoever, renounces, releases and forever relinquishes unto the mortgagee's heirs, executors and assigns all her interest and estate, and all her right and claim so devised or in aid to all and singular the premises within the same, and released

I further make and seal this

30th day of December 1977

Notary Public for State of South Carolina

My Commission Expires 5/22/83

SEAL

RECORDED DEC 30 1977

At 11:27 P.M.

1977

TO
Edgar Richard Goss and
and Elinor B. Goss

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

X PYLE & LEAPHART
J. D. O'LEARY
4328 RV23

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 30th
day of December 1977
at 11:27 A.M. recorded in Book 11129 of
Mortgages, page 998, At No

Register of Deeds, Conveyance Greenville County

PYLE & PYLE

Attorneys at Law

Greenville, South Carolina

\$23,054.49
P.L. Tract 6 Edgemont Ave.