The Mortgagor further covenants and agrees as follows:

[illegible]

[illegible] payment for a loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt whether the same [illegible]

[illegible]

[illegible] the mortgaged premises [illegible] and other governmental and municipal laws and regulations affecting the mortgaged premises.

5. That a lien upon all rents, issues and profits of the mortgaged premises from and after any default hereunder and across 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 period in the past in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attendant to such proceedings and the execution of its trust as herein, shall apply the balance 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 Mortgagee, all sums then owing by the Mortgagor 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 an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall then 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 included in and collected hereunder.

(7) That the Mortgagee 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 intent hereunder and 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 24th day of January 1979.
SIGNED, sealed and delivered in the presence of:

Cathy B. Loftus
Ronald D. Lanier

Annette G. Lister (SEAL)
ANNETTE G. LISTER
(SEAL)
(SEAL)
(SEAL)

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 24th day of January 1979.

Ronald D. Lanier (SEAL)
Notary Public for South Carolina
My Commission Expires: 1/18/85

Cathy B. Loftus

STATE OF SOUTH CAROLINA
COUNTY OF

NO RENUNCIATION OF DOWER NECESSARY
MORTGAGOR WOMAN

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 whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(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

day of 19

(SEAL)
Notary Public for South Carolina

RECORDED JAN 25 1979 at 3:28 P.M.

BRISSEY, LATHAN, FAYSSOUX SMITH & BARBARE, P.A.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

ANNETTE G. LISTER

TO

SOUTHERN BANK & TRUST CO.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 25th day of January 19 79 at 3:28 P.M. recorded in Book 1456 of Mortgages, page 7 As No.

Register of Mesne Conveyance Greenville County

LAW OFFICES OF

$ 10,000.00
227 3/4 Acs State Hwy 11 Village of Tigerville Saluda Tp

4328 RV.2