

1410-000

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The Mortgagor further covenants and agrees as follows:

1. That this mortgage shall be held by the Mortgagor until the date of cancellation of the option of the Mortgagor to repudiate the same, or until the date of payment of the principal amount of the note secured hereby. This mortgage shall be held by the Mortgagor, and further retained by the Mortgagor, unless the Mortgagor shall pay to the Mortgagor, or cause to be paid to the Mortgagor, the principal amount of the note, plus interest thereon, plus all costs and expenses of collection, and all other amounts due under this instrument, and unless the Mortgagor shall retain an interest at the same rate as the mortgage debt and will be paid by the Mortgagor unless otherwise provided in writing.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property unencumbered, as is to be repaid from time to time by the Mortgagor, against loss by fire and any other hazard specified by Mortgagor, in amounts less than the mortgage debt, or in such amounts as may be required by the Mortgagor, and in computing a capital account, that all such losses and removals thereof shall be paid by the Mortgagor, and have attached thereto less payment causes in favor of the holder of the note, 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 it is hereby authorized to the company or companies so insuring the same to pay to the Mortgagor, to the extent of the balance owing on the Mortgage, or to whom the due or not.

3. That it will keep all improvements, new, existing or hereafter erected in good repair, and in the state of perfect repair, and that it will make such structural and exterior completion without an exception, and should it fail to do so, the Mortgagor shall pay all expenses for such repairs, make whatever repairs are necessary, including the completion of any construction which has been started, and pay expenses for such repairs or the completion of such construction to the mortgagor debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental or quasi-governmental charges or expenses against the mortgaged premises. That it will comply with all governmental and municipal laws, rules, regulations and the mortgaged premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default herein, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction over the same, or the court, shall appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises in behalf of the note and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor, and after delinquent all charges and expenses attendant such proceeding and the execution of its trust as receiver, shall apply 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, he died 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 then appear to be 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 22nd day of August, 19 79

SIGNED, sealed and delivered in the presence of

James W. Greer
Dandra M. Budwell

William H. Greer (SEAL)
WILLIAM H. GREER

Barbara P. Greer (SEAL)
BARBARA P. GREER

(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 as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 22nd day of August

James W. Greer
Notary Public for South Carolina.
My Commission Expires: 3/24/87

19 79 *Dandra M. Budwell*

(SEAL)

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

22nd day of August 19 79

James W. Greer
Notary Public for South Carolina.
My commission expires: 3/24/87

Barbara P. Greer
BARBARA P. GREER

7078

RECORDED AUG 29 1979

at 10:46 A.M.

TO

SOUTHERN BANK & TRUST COMPANY

William H. Greer

Greer, SC

19 79 at 10:46 A.M. recorded in
Book 1478 of Mortgages, page 612

As No. _____

Mortgage of Real Estate

I hereby certify that the within Mortgage has been

this 29th day of Aug.

19 79 at 10:46 A.M. recorded in

Book 1478 of Mortgages, page 612

Register of Mesne Conveyance Greenville County

LONG, BLACK & GASTON
ATTORNEYS AT LAW
109 East North Street
Greenville, S.C. 29601
\$21,000.00
Lot 5 Richfield Ter.
Richfield Sq.

4328 Rev 2

X 2658 AUG 29 1979
LONG, BLACK AND GASTON

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE