(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or impositions, for which provision has not been made hereinabove, and will promptly deliver to the mortgagee receipts evidencing such payments. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises. That it will keep the mortgaged premises insured as may be required from time to time by the mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the mortgagee and will pay promptly when due any premiums on such insurance. All insurance shall be carried in companies approved by the mortgagee and the policies and renewals thereof shall be held by the mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In the event of loss Mortgagor will give immediate notice by mail to the mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the mortgagee instead of to the Mortgagor and the mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged. In the event of the foreclosure of this mortgage or other transfer of title to the mortgaged premises in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises to the mortgagee and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may 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 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 any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and 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. 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.

(9) If the mortgagor should convey the property or any interest therein, to any other party without first obtaining written consent from the mortgagee, or should a creditor, receiver, or trustee in bankruptcy obtain an interest in the property or should any party obtain an interest by attachment or any means other than inheritance for wife, or should the mortgagor or the mortgagee be made a party to any action involving the title to the mortgaged premises or which might affect the security interest of the mortgagee then the entire principal balance with interest and service charge accruing thereon shall become immediately due and payable at the option of the mortgagee.

(10) Mortgagee shall be entitled to receive any sums which have been or may be awarded mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagor for damages caused by public works or construction on or near the premises. All such proceeds and awards are hereby assigned to mortgagee, and mortgagor upon request by mortgagee agrees to make, execute and deliver any additional assignments or documents which may be necessary from time to time to enable mortgagee, at the option, to collect and receipt for same. Unless otherwise agreed, any sum received by mortgagee under the provisions of this paragraph shall be applied to the payment of principal, whether then matured or not, in the inverse order of the maturity.

(11) If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due, mortgagee may pay the same, and mortgagor on demand will repay the amount so paid with interest thereon at the rate set forth in the note, and the same shall be added to the mortgage indebtedness and be secured by this mortgage.

WITNESS the Mortgagor's hand and seal this 9th day of November 19 79

SIGNED, sealed and delivered in the presence of:

William C. Taylor (SEAL)

William C. Taylor (SEAL)

Cecil D. Taylor (SEAL)

Cecil D. Taylor (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } PROBATE

Personally appeared before me the undersigned witness and makes oath that he saw the within named mortgagor sign, seal and as its act and deed deliver the within written mortgage and that he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 9th day of November 1979

Notary Public for South Carolina
My Commission Expires 10-26-88

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 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') 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

9th day of November 1979

Notary Public for South Carolina
My commission expires 10-26-88

Cecil D. Taylor

RECORDED NOV 13 1979 at 2:39 P.M.

Witness

(Title)

SOUTHERN FINANCIAL SERVICES, INC.

$12,000.00
Lot 2 Ila Ct.

SFS 25 (2-79)

16226

PYLE & LEAPHART

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

William C. Taylor and Cecil D. Taylor

TO

SOUTHERN FINANCIAL SERVICES, INC.

#707

Mortgage of Real Estate

Recorded this 13th day of Nov. 79 at 2:39 P. M. in Mortgage book 1488 at page 118

Register of Mesne Conveyances Greenville County
STATE OF SOUTH CAROLINA

Paid in full and fully satisfied this day of

4328 RV.2