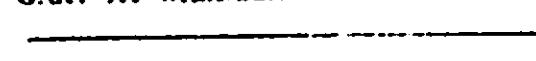


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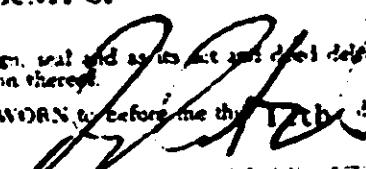
The Mortgagor further certifies as follows:

- (1) That this instrument secures the Mortgage debt in the amount of \$11,000.00, and that the payment of taxes, insurance premiums, and other amounts due on the property mortgaged, will secure the Mortgagor to his further obligation to pay such amounts to the Mortgagee, and the Mortgagor shall be liable to the Mortgagee for the interest at the same rate as the note, or if no rate is specified, at the rate of six percent (6%) per annum, which is to be applied to the principal amount due and owing to the Mortgagee.
- (2) That it will keep the property in good condition, and that it will not be required to make time by the Mortgagee at any time by the amount of the principal of the Mortgage, and that it will not be required to pay the amounts as may be required by the Mortgagee, in the event of any default in the payment of the amounts due by the Mortgagee, and have attached thereto a payable address, and that it will pay all premiums therefor when due, and that it does hereby agree to the Mortgagee to pay all premiums thereafter, and hereby authorizes each insurance company concerned to make payment to him directly to the Mortgagee to the extent of the losses arising on the Mortgage debt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter erected on the property in the care of the contractor, and that it will continue construction and completion without interruption, and that if at any time the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work, however, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.
- (4) That it will pay, when due, taxes, public assessments, and other governmental charges, taxes or the imposts, to against the mortgaged premises. That it will comply with all environmental and municipal laws and regulations affecting the mortgaged premises.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises to it and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises in effect 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 attended to at all charges and expenses attending such proceeding and the execution of its trust as receiver, and 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 instrument, or of the note secured hereby, then, at the option of the Mortgagor, then owing by the Mortgagor to the Mortgagee, shall be immediately due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this instrument, the Mortgagee being a party of any suit involving this Mortgage or the title to the premises, he/heretofore, or during the term of this mortgage, may 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 reasonable attorney's fee, shall thereupon become due and payable immediately, and 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 not encumber the premises above described 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 the mortgage shall be utterly void, except that it shall remain in full force and virtue.
- (8) That the conveyance herein made is to be held in trust for the benefit of the heirs, executors, administrators, successors and assigns, of the parties hereto. Wherever used the word "he" shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

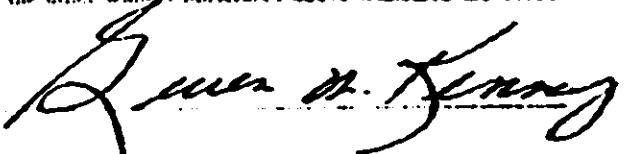
WITNESS my hand this 12th day of August 1983

 (SEAL) (SEAL) (SEAL) (SEAL)STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE


 Personally appeared the undersigned witness and made oath that he saw the within named mortgagee sign, seal and affix his and her initials before the within written instrument and that he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me the 13th day of August 1983.


 Notary Public for South Carolina
My Commission Expires: 3-23-87

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wifes) of the above named mortgagee(s), respectively, did this day appear before me, and each, upon being privately and separately examined by me, doth declare that she doth voluntarily, and without any compulsion, free of fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(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

S/A FEMALE MORTGAGOR

day of 19

SEAL

Notary Public for South Carolina

RECORDED August 15, 1983 at 9:46 A.M.

5916

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GARY A. WHEELER

TO

GREENVILLE COUNTY
RECORDING CLERK'S OFFICE

Mortgage of Real Estate

I hereby certify that the within Mortgage has been filed
on the 15th day of August 1983, in the office of the
Recording Clerk, Greenville County, South Carolina, at the time and date
and in the manner required by law.

At 9:46 A.M. recorded in book 1671 page 907 as #

Notary Public
Notary Public Commission
Greenville, South Carolina

LAW OFFICES OF

\$11,000.00
Lot 76 First Street
Woodside Mill Village
Simponville