

(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 Mortgagee may, at its option, enter upon said premises...

(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.

(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...

(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.

(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...

(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.

WITNESS the Mortgagor's hand and seal this 20th day of April 19 78.

SIGNED, sealed and delivered in the presence of:

Francis J. Laquell (Signature)
Jan E. Yell Jane (Signature)

Irene K. Thomas (Signature) (SEAL)
COMMUNITY BANK (Stamp)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

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.

SUBORN to before me this 20th day of April 19 78.

Francis J. Laquell (Signature) (SEAL)
Notary Public for South Carolina
My Commission Expires 4/17/79

Jan E. Yell Jane (Signature)

( NOT NECESSARY WOMAN MORTGAGOR )
RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
COUNTY OF

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

Notary Public for South Carolina (SEAL)
My Commission Expires

RECORDED APR 20 1978

At 4:50 P.M.

31131

HORTON, DRAWDY, MARCHBANKS,
CHAPMAN & BROWN, P.A.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
X 31131 X

IRENE K. THOMAS
TO
COMMUNITY BANK

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 20th day of April 1978

at 4:50 P.M. recorded in Book 1429 of

Mortgages, page 501 As No.

Register of Mesne Conveyance Greenville County

Horton, Drawdy, Marchbanks, Ashmore,
Chapman & Brown, P.A.
307 PRYORWAY STREET
P. O. BOX 10167 F.S.
GREENVILLE, SOUTH CAROLINA 29603

\$75,000.00
Lot, Mauldin, Also Lot Greer Dr.,
Mauldin