

by C.O. Riddle, Surveyor, dated July 19, 1982, and recorded in Plat Book 8-P at Page 98 in the R.M.C. Office for Greenville County; Plat entitled "Survey for Collins Creek, Inc." by C.O. Riddle, Surveyor, dated April 16, 1982, and recorded in Plat Book 9-D at Page 54 in the R.M.C. Office for Greenville County.

This is the indential property conveyed to the mortgagors by Collins Creek, Inc. by deed dated August 6, 1982 and recorded in Deed Book 1171 at Page 705 in the R.M.C. Office for Greenville County.

Transfer - At the option of the Mortgagee, the indebtedness secured by this Mortgage shall become due and payable if, without the written consent of the Mortgagee, the Mortgagors shall convey away the Mortgaged premises, or in interest therein, or if the title shall become vested in any other person in any manner whatsoever other than by death of the Mortgagors. The Mortgagee may consent to a sale or transfer of the Mortgaged premises upon such terms and conditions as the Mortgagee shall determine. To the extent permitted by applicable law, the Mortgagee also may charge a reasonable fee as a condition to its consent to any sale or transfer of the Mortgaged premises.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

To HAVE AND TO HOLD all and singular the said premises unto the said Community Bank, its successors and assigns forever. And we do hereby bind ourselves and our heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Community Bank, its successors and assigns, from and against ourselves and our heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagors, their heirs, executors or administrators, shall and will forthwith insure the house and building on said lot, and keep the same insured from loss or damage by fire in the sum of One Hundred Forty Thousand and no/100 (\$140,000.00) Dollars, and assign the policy of insurance to the said Community Bank, its successors or assigns. And in case he or they shall at any time neglect or fail so to do, then the said Community Bank, its successors or assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, That said Mortgagors, their heirs and assigns, shall pay promptly all taxes assessed, and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, ~~and upon the mortgage debt secured by this mortgage shall become a lien in priority to the mortgage debt~~ if the mortgage shall so elect.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said Mortgagors do and shall well and truly pay, or cause to be paid unto the said Community Bank, its successors and assigns, the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said promissory note and condition thereunder written, then this deed of bargain and sale shall cease, determine and be utterly null and void. And the said mortgagor doth hereby assign, set over and transfer to the said mortgagee, his executors, administrators and assigns, all of the rents, issues and profits of the said mortgaged premises, accruing and falling due from and after the service of a summons issued in action to foreclose this mortgage after default in the conditions thereof.

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