

RESID

The Mortgagee shall secure the Mortgage to such title as is required by the Mortgagee for the payment of taxes, insurance premiums, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. The Mortgagee shall also secure the Mortgage for any further loans, advances, or disbursements that may be made by the Mortgagee on the Mortgage, and the total indebtedness thus secured shall be payable to the Mortgagee at the same rate as the mortgage debt and shall be payable to the Mortgagee as follows: ...

(2) That it will keep the improvements now existing or hereafter erected, repaired, 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 and premises, make whatever repairs are necessary, including the completion of any construction work underway, and defray the expenses for such repairs or the completion of such construction to the mortgage debt.

(3) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(4) 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 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 Mortgagee 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.

(5) 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 Mortgagee 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 on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(6) That the Mortgagee 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 Mortgagee 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, and otherwise shall remain in full force and virtue.

(7) 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, whoever 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 Mortgagee's hand and seal this 5th day of August 1983

SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)
[Signature] (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagee sign, seal and as to act and deed deliver the within written instrument and that she saw the other witness subscribed above witnessed the execution thereof.

Witness to before me this 5th day of August 1983.

[Signature] (SEAL)
 Notary Public for South Carolina
 My Commission expires 3-28-89

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 mortgagee(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, and declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whatsoever, recede, 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 5th day of August 1983

[Signature] (SEAL)
 Notary Public for South Carolina
 My Commission expires 9-6-88 Recorded August 8, 1983 at 4:45 P.M.

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

RODNEY V. DOMEN and
 PAMELA R. DOMEN

TO
 FOOTHILLS DELTA P. INC.

Mortgage of Real Estate

RI-1503

I hereby certify that the within Mortgage has been this 8th day of August 1983 at 4:45 P.M. recorded in Book 1520 at Volume page 138. At No. _____

Register of Deeds - Greenville County
 LAW OFFICES OF
 \$3,125.00
 UNLC 24 HOLLY TORNE
 H.P.K.

2322