The Mortgagor further covenants and agrees as follows:

(4) That he will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That at lender's option 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 powers to take possession of the premises and collect the rents, issues and profits including those past due, the same to be held by the Court in the event said premises are sold by the Mortgagee and after deducting all charges and expenses attending such proceedings 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 advanced by the Mortgagee to the Mortgagor 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 an 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.

WITNESS the Mortgagor's hand and seal this 15th day of December 19 77.

SIGNED, sealed and delivered in the presence of:

Mildred T. Stanford (SEAL)

(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 mortgagor sign, seal and as its act and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of December 19 77.

(SEAL)

Notary Public for South Carolina.

My Commission expires 4/7/79.

STATE OF SOUTH CAROLINA

COUNTY OF

RENUNCIATION OF DOWER

NOT NECESSARY-WOMAN MORTGAGOR.

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 .

(SEAL)

Notary Public for South Carolina.

RECORDED DEC 15 1977 At 1:23 P.M.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 15th day of December 19 77 at 1:23 P. M. recorded in Book 1118 of Mortgages, page 650 As No. 6328

Register of Mesne Conveyance Greenville County

THOMAS C. BRISSEY
ATTORNEY AT LAW
110 MANLY STREET
GREENVILLE, SOUTH CAROLINA 29601

$ 6,000.00
Lot 8, Palm St., Nicholtown

SOUTHERN BANK AND TRUST COMPANY

TO

MILDRED T. STANFORD

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DEC 15 1977

BRISSEY, HAWKINS & BARBARE, P.A.

4328 RV.2