The Mortgagor further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter at the option of the Mortgagee to the payment of taxes, insurance premiums, repairs or other purposes pursuant to the terms hereof, together with interest thereon at the rate of eight (8) per centum per annum, unless otherwise provided in writing.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee, and that it will keep all such policies and renewals thereof in force and effect and will deliver to the Mortgagee such policies and renewals as may be required by the Mortgagee. In the event of loss the Mortgagor will give immediate notice to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged.

3. That it will keep the improvements now existing or hereafter erected on the mortgaged premises free from liens superior to the lien of this mortgage, except for taxes not delinquent.

4. That it will pay, after the date of this mortgage, all taxes, assessments and other charges of a similar nature against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations applicable to the said premises.

5. That it will pay all costs, expenses and reasonable attorney's fees incurred by the Mortgagee for the collection of the indebtedness or any part thereof, whether by suit or through bankruptcy, probate or other proceedings, and if this mortgage be foreclosed by suit, all such costs, expenses and reasonable attorney's fees shall be added to the mortgage debt and be recoverable by the Mortgagee as a part of the judgment of foreclosure and sale.

6. That if default in any of the payments or in any of the terms, conditions or covenants of this mortgage or of the note secured hereby shall continue for a period of thirty days, then at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall be immediately due and payable, and this mortgage may be foreclosed. Should any legal proceeding be instituted for the foreclosure of this mortgage, the Mortgagee may recover in addition to the amount of the debt and interest, all costs and expenses incurred by the Mortgagee, including reasonable attorney's fees, which costs, expenses and fees shall be added to the debt secured by this mortgage and be recoverable as a part of the judgment of foreclosure and sale.

7. That the Mortgagee may, at its option, foreclose this mortgage or collect the debt evidenced by the note secured hereby in the event of default in the payment of any sum due hereunder or in the event of default in any of the terms, conditions and covenants of this mortgage, and the note secured hereby, which default shall continue for a period of thirty days after notice of default, otherwise to remain in full force and effect.

8. That the covenants herein 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 19th day of December, 1977.

SIGNED, sealed and delivered in the presence of:

Sandra M. Bridwell
Arnold W. Blair

Rosalind P. Peacock (SEAL)
James W. Peacock (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 mortgage instrument and that (she), with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19th day of December, 1977.
Arnold W. Blair (SEAL)
Sandra M. Bridwell
Notary Public for South Carolina
My Commission Expires: 3/24/87

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 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
19th day of December, 1977.
Arnold W. Blair (SEAL)
Notary Public for South Carolina
My commission expires 3/24/87

Rosalind P. Peacock

RECORDED DEC 20 1977 At 1:54 P.M.

18727

DEC 20 1977
LONG, BLACK & GASTON
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAMES W. PEACOCK, JR. AND
ROSALIND C. PEACOCK

TO

COMMUNITY BANK
Simpsonville, S.C.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 20th day of December, 1977 at 1:54 P. M. recorded in Book 1419 of Mortgages, page 60

As No.

Register of Mesne Conveyance Greenville County

LONG, BLACK & GASTON
ATTORNEYS AT LAW
109 East North Street
Greenville, S.C. 29601

$ 9,409.80
Lot 80 Live Oak Way, Oakwood
Acres, Sec. III

4328 RV.2