1419 327

The Mortgagor further covenants and agrees as follows:

1. That the entire principal sum and all interest due under the Mortgage shall become due and payable after default in the payment of any amount due under the Mortgage for a period of thirty (30) days, or after default in the payment of any tax, assessment, insurance premium or charge required to be paid by the Mortgagor under the Mortgage for a period of thirty (30) days after written notice thereof by the Mortgagee to the Mortgagor, or after default in the performance of any other covenant or agreement of the Mortgagor in the Mortgage for a period of thirty (30) days after written notice thereof by the Mortgagee to the Mortgagor specifying such default, at the option of the Mortgagee, without notice, except as otherwise provided for herein or required by law, and regardless of the fact that the Mortgagee may have waived in writing any prior default of the Mortgagor.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the amount owing on the Note secured by this Mortgage, or in such greater amount as may be required by the Mortgagee, and that all such insurance shall be carried in companies approved by the Mortgagee and that the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In the event of loss, Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by 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 Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this Mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

3. That it will keep all taxes, assessments and public charges levied against the mortgaged property paid when due and will promptly deliver the official receipts therefor to the Mortgagee. That it will comply with all governmental requirements respecting the mortgaged property.

4. That it will pay when due all taxes payable with respect to this Mortgage or the Note secured hereby, and all taxes payable with respect to any of the mortgaged property or the interest of the Mortgagee therein, whether by reason of the passage or modification subsequent to the date hereof of any law of the State of South Carolina deducting from the value of land for the purpose of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgages or the manner of collection of any such taxes, so as to affect this Mortgage or the debt secured hereby or the holder thereof, then and in any such event, the Mortgagor, upon demand by the Mortgagee, shall pay such taxes, or reimburse the Mortgagee therefor; provided, however, that if in the opinion of counsel for the Mortgagee (a) it might be unlawful to require Mortgagor to make such payment or (b) the making of such payment might result in the imposition of interest beyond the maximum amount permitted by law, then and in either such event the Mortgagee may elect, by notice in writing given to the Mortgagor, to declare all of the indebtedness secured hereby to be and become due and payable sixty (60) days from the giving of such notice.

5. That it will keep the improvements now existing or hereafter erected on the mortgaged property in good repair and will not commit or suffer any waste of the mortgaged property.

6. That in the event it fails to make any payment or do any act as herein provided, then the Mortgagee, without obligation so to do and without notice to or demand upon the Mortgagor and without releasing the Mortgagor from any obligation hereof, may make or do the same in such manner and to such extent as the Mortgagee may deem necessary to protect the security hereof, including specifically, without limiting its general powers, the right to appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of the Mortgagee; and the Mortgagee may also perform any and all obligations of the Mortgagor contained in any prior mortgage or other prior lien or charge on the mortgaged property, and may also make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof. All sums so expended by the Mortgagee, with interest thereon at the rate provided in the Note secured hereby, shall be repaid by the Mortgagor on demand, and if not paid within thirty (30) days after demand, may be added to the indebtedness secured by this Mortgage and shall be secured hereby as a part thereof. The Mortgagee, in making any payment hereby authorized relating to taxes, assessments, insurance premiums or charges, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, insurance premium or charge.

7. That any Mortgagee of the mortgaged property shall have the right, from time to time, to take action to recover any sum or sums which constitute a part of the indebtedness secured hereby as the same become due, without regard to whether or not the remainder of the indebtedness secured hereby shall be due and without prejudice to the right of the Mortgagee thereafter to bring an action of foreclosure, or any other action, for a default or defaults by the Mortgagor existing at the time such earlier action was commenced.

8. That the Mortgagor shall and will bind its successors in interest to the covenants hereof and will warrant specially the property hereby conveyed and will execute such further assurances thereof as may be requisite or desired by the Mortgagee. All covenants and agreements of the Mortgagor shall extend to and bind the heirs, executors, administrators, successors and assigns of the respective parties hereto, and all such covenants and agreements shall be joint and several. The pronouns used herein shall include, when appropriate, either gender and both singular and plural. The word Mortgagee shall include any payee of the indebtedness hereby secured and any transferee thereof whether by operation of law or otherwise. The word Note shall include all renewals and extensions thereof. The word Mortgage shall include any modification hereof. The word Mortgagor shall include any successor in interest of the Mortgagor as well as any person who shall have executed the Note or this Mortgage as a surety or guarantor. The word Mortgagee shall include any successor in interest of the Mortgagee as well as any person who shall have executed the Note or this Mortgage as a surety or guarantor. The word Mortgagee shall include any successor in interest of the Mortgagee as well as any person who shall have executed the Note or this Mortgage as a surety or guarantor. The word Mortgagee shall include any successor in interest of the Mortgagee as well as any person who shall have executed the Note or this Mortgage as a surety or guarantor.

WITNESS the Mortgagor's hand and seal this 20th day of December 19 77

SIGNED, sealed and delivered in the presence of:

Kathryn F. Cunningham

Kent Lewis

WILLIAM B. LONG, JR. SEAL

SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 mortgage and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 20th day of December 19 77

Kathryn F. Cunningham

Kent Lewis

Notary Public for South Carolina
My Commission Expires 3-15-82

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF

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 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 heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of in or 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
My commission expires

RECORDED DEC 22 1977 At 11:18 A.M.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 22nd day of December 19 77 at 11:18 A.M. recorded in Book 1119 of Mortgages, page 326

As No.

Register of Mesne Conveyance, Greenville County

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

$ 15,549.20 Crosby Cr., Paramount

LONG, BLACK AND GASTON
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 22 11 18 AM 1977

William B. Long, Jr.

TO
Southern Bank & Trust Co.
P.O. Box 1329
Greenville, S. C. 29602

1119

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