

3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction, 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 charge the expenses for such repairs or the completion of such construction to the mortgage debt.

4) 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.

5) 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 paid by the Court in the event said premises are occupied by the mortgagor 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.

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 then owing by the Mortgagor 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 to 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 officer of 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 thereunder.

7) That the Mortgagor shall hold and cross 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 if the debt secured hereby shall be entirely paid and void, otherwise to terminate in full force and value.

8) That the covenants herein contained shall bind, and the benefits and advantages shall accrue to, the respective heirs, assigns, administrators, executors and assigns of the parties hereto. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my Mortgagor's hand and seal this 17th day of January 1979

day of January

1979

SIGNED sealed and delivered in the presence of

[Signature]

[Signature]

_____ SEAL

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign and seal and as to said and seal delivers the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of January 1979

Notary Public for South Carolina
My Commission Expires _____

[Signature]

_____ SEAL

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public for South Carolina, do hereby certify that the within named wife of the above named mortgagor, respectively, did this day appear before me, and each of us, separately and separately examined by me, did declare that she does hereby voluntarily and without any compulsion, constraint or fear of any person, with knowledge, release and forever relinquish unto the mortgagee, and the mortgagee's heirs, assigns and assigns, all her interest and estate, and all her right and claim in, to, and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

17th day of January 1979

Notary Public for South Carolina
My Commission Expires _____

[Signature]

_____ SEAL

at _____ day of _____ 19____
Mortgagor, Judge _____ AS No _____
Registrar of Marine Conveyance _____ County _____
MANN, FOSTER & RICHARDSON
Attorneys at Law
Greenville, South Carolina

Mortgage of Real Estate

Allen E. Anderson, William A. Anderson
and Law Offices
Greenville, South Carolina
TO

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Foster & Richardson

12-18-79

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