

3. That it will keep all improvements, including those created by a contractor, and in the case of a construction loan, that it will continue construction until completion, with the exception of any work that falls due to the Mortgagee, and at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work in progress, 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 and private, 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 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.

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 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.

7. That the Mortgagee shall hold and own the premises above described 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 void and of no effect, in whole or in part, and the premises shall remain in full force and value.

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. Whichever 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 19th day of January 1979

SIGNED, sealed and delivered in the presence of

C. Timothy Sullivan

[Signature] (SEAL)

[Signature]

[Signature] (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and execute and seal and deliver the within instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19th day of January 1979

C. Timothy Sullivan (SEAL)

Notary Public for South Carolina

My Commission Expires 9-6-88

STATE OF SOUTH CAROLINA

RENUNCIATION OF DOWER

COUNTY OF GREENVILLE

I, the undersigned, being a widow, hereby renounce, with all whom it may concern, that the undersigned wife (wives) of the above named mortgagor's respective estate, and this has appeared before me, and each separately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, fraud or fear of any person, whomsoever, renounce, 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 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 January 1979

C. Timothy Sullivan (SEAL)

Notary Public for South Carolina

My Commission Expires 9-6-88

RECORDED JAN 19 1979 at 11:24 A.M.

213910

Lot 13 Stratton Place

Register of Deeds (Conveyance)
GREENVILLE County
\$6,000.00
C. TIMOTHY SULLIVAN, P.A.
ATTORNEY AT LAW
P.O. BOX 240 R. WILLIAMS, SR.
GREENVILLE, SOUTH CAROLINA

I hereby verify that the within Mortgage has been duly recorded
on the 19th day of January 1979
at 11:24 A.M. recorded in Book 213910 of
Mortgages, Page 608 As No

Mortgage of Real Estate

Community Bank
TO
POST OFFICE BOX 6607
GREENVILLE, S.C. 29608

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FRANK H. WYCHEL, JR.
SANDRA N. WYCHEL

T-2-N 6237