

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such part of the debt secured by this instrument as may be required from time to time for the payment of taxes, assessments, public charges, and other taxes, and that the Mortgagee shall also secure the Mortgagee for any further taxes, assessments, public charges, and other taxes, and that the Mortgagee shall have the right to sell the mortgaged premises, or any part thereof, to satisfy the debt secured by this instrument, and that the Mortgagee shall have the right to sell the mortgaged premises, or any part thereof, to satisfy the debt secured by this instrument, and that the Mortgagee shall have the right to sell the mortgaged premises, or any part thereof, to satisfy the debt secured by this instrument.
- (2) That it will keep the improvements now existing or hereafter created 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 the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in such policies acceptable to it, and that all such policies and amounts thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in full discharge to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter created in good repair, and in the case of a construction loan that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said 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 fixed 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 secured hereby, 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 be charged to the Mortgagor, and shall be 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 Mortgagee 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 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 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 24 day of January 19 79.

SIGNED, sealed and delivered in the presence of:

[Signatures] SEALS
[Signatures] SEALS
 _____ SEALS
 _____ SEALS

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

ITOBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagee sign, seal and as the mortgagor's agent and deed, deliver the within written Mortgage, and that she saw the other parties subscribed above, witnessed the execution thereof.

SWORN to before me this 24 day of January 19 79

[Signature] SEALS
 Notary Public for South Carolina
 My commission expires _____

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MORTGAGOR - WOMAN
 RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify that when it may appear that the undersigned wife, wives of the above named mortgagor, respectively, did this day appear before me and each upon her private and separately examined by me, did declare that she was free, single, unmarried, and was not in any legal or public relation of any person whatsoever, do hereby release and discharge the mortgagor from the mortgagee's lien on the premises, all her interest and estate, and all her right and claim of dower, do, in and to and subject to the purposes within mentioned, and released.

GIVEN under my hand and seal this

day of 19 _____ SEALS

Notary Public for South Carolina
 My commission expires _____

RECORDED JAN 25 1979

at 2:14 P.M.

Register of Deeds
 WILKINS & WILKINS, Attorneys
 Attorneys at Law
 46 J. S. O. O. Greenville, S.C.
 P.O. Box 40 Edwards Rd.
 BOTANY WOODS, SEC. I

Book 1455 of Mortgages, page 988
 25th day of January
 1979 at 2:14 P.M. recorded in

Mortgage of Real Estate

COMMUNITY BANK
 TO

DOROTHY M. SOSBY

COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA

WITNESSED
 JAN 25 1979

2-14 8239