

The Mortgagee shall secure the Mortgagee for such term as may be required by the Mortgagee for the payment of taxes, assessments, repairs, and other expenses payable by the owner of the premises...

That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required for the term of the Mortgage...

That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will complete the construction...

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 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...

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...

That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby...

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...

WITNESS the Mortgagor's hand and seal, this 25th day of June, 1979. SIGNED, sealed and delivered in the presence of:

Signatures of Glenn W. Kuley, Elizabeth A. Steele, William F. Little, and Von Jan Little with (SEAL) markings.

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

SWORN to before me this 25 day of June, 1979. Notary Public for South Carolina. Signatures of Notary and Glenn W. Kuley.

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 whatsoever, 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 25 day of June, 1979. Notary Public for South Carolina. Signatures of Notary and Von Jan Little.

RECORDED JUL 3 1979

at 10:24 A.M.

\$13,200.00 Lot 216 Valleybrook Sec 1

Mortgage of Real Estate I hereby certify that the within Mortgage has been this 3rd day of JULY 1979 at 10:24 A.M. recorded in Book 1472. Mortgage page 481. Registrar of Means Conveyances Greenville County.

WILLIAM W. LITTLE VON JAN LITTLE TO SOUTHERN DISCOUNT CO., INC. MARTIN SMITH MARTIN, S.C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

216

Handwritten notes and stamps including 'X-216 X 97' and 'JUL 3 1979'.

Vertical stamp: 2870

Vertical stamp: 4328 RV-2