

Being the same property conveyed to Mortgagor herein by Deed of Julian A. Ott and Associates, Inc. recorded in the Office of the RMC for Greenville County in Deed Book 1119 at Page 988 on February 1, 1980.

This conveyance is made subject to the restriction that no metal building shall be constructed or placed on the property which restrictions shall run with the land.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belongings, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its Successors and Assigns forever. And Mortgagor hereby binds himself and his Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Mortgagee, its Successors and Assigns, from and against himself and his Heirs, Executors, Administrators and Assigns and all other persons whomsoever, lawfull claiming, or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said Mortgagor, his, her or their Heirs, Executors or Administrators, shall and will forthwith insure the house and buildings on said lot, and keep the same insured from loss or damage by fire, and assign the policy of Insurance to the said Mortgagee, its Successors or Assigns; and in case he or they shall at any time neglect or fail so to do, then the said Mortgagee, its Successors or Assigns, may cause the same to be insured in its own name, and reimburse itself for the premium and expense of such insurance under the mortgage.

AND IT IS FURTHER AGREED, that should legal or foreclosure proceedings be begun for the collection of any indebtedness secured by this Mortgage, the said Mortgagee, its Successors and Assigns, shall have the right to have a Receiver appointed to take charge of and collect the rents and profits of the within described premises, with the usual powers and duties of Receivers, and the expenses thereof shall be secured by this Mortgage, and any rents and profits so collected are hereby pledged as additional security to the Mortgage, its Successors and Assigns.

PROVIDED, ALWAYS, NEVERTHELES, and it is the true intent and meaning of the parties to these Presents, that if I or we, the said Mortgagor, do and shall well and truly pay, or cause to be paid, unto the said Mortgagee the said debit, or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the same and condition hereunder written, then this deed or bargain and sale shall cease, determine, and be utterly null and void; otherwise it shall remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, the Mortgagor shall hold and enjoy the said premises until default of payment shall be made.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and seal this 25th day of February
 in the year of our Lord one thousand nine hundred and Eighty
 and in the Two Hundred and Third year of the Sovereignty and
 Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF

[Signature]
[Signature]

Julian A. Ott (L. S.)
 (L. S.)

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