

That this mortgage shall be in full satisfaction of all indebtedness of the Mortgagor to the Mortgagee...

That it will keep the premises... insured as may be required from time to time by the Mortgagee...

That it will keep all improvements... in good repair, and in the case of a construction loan, that it will continue 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 10 day of June 1981. SIGNED, sealed and delivered in the presence of: Debora W. Johnson, Robin L. Couart, Robert Eugene Walker, and another S. Walker.

STATE OF SOUTH CAROLINA PROBATE COUNTY OF

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 10 day of June 1981. Robin L. Couart (SEAL) Debora W. Johnson Notary Public for South Carolina.

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF

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 whomsoever, 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 Robin L. Couart Notary Public for South Carolina.

RECORDED JUN 18 1981 at 2:00 P.M. Mortgage of Real Estate June 18th 1981. Register of Means Conveyance Greenville County. 2:00 P.M. recorded in Book 1544 page 1544 As No. 551. \$4,586.28 Lot 257 Chatham Dr. Augusta Acres

35947 STATE OF SOUTH CAROLINA COUNTY OF TO

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