(SEAL)

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(3) 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 continue construction until completion without interruptions, 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 is 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 receive of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expense attending such preceeding 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 Mortgager 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 hand 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 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 Mortgagor 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 Mortgagor 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 included 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 18th

SIGNED, sealed and delivered in the presence of:

March,

Then M. Vaugho

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the lersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person omsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her rest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. PEN unfer my hand and seal this 3thday of March 1982. We have a successor of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and area of any person	Aus C	Thens	<u></u>	_·	BOBBY G VAUGH	ight.		(SEAL)
PROBATE Personally appeared the undersigned witness and made oath that (the saw the within named togged rign, seal and as its act and deed deliver the within written instrument and that (a)he, with the other witness subscribed above diseased he execution thereof. ORNA betorgine this 19 May of March, 19 82. All M. Caldwins ORNA betorgine this 19 May of March, 19 82. All M. Caldwins Are Public for South Carolina May Commission Expires: 7/30/90 ATE OF SOUTH CAROLINA UNITY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the dentely expired by me, did declare that she does frely, voluntarily, and silvout any compulsion, dread or fear of any person onnover, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) Their or compulsion, dread or fear of any person onnover, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) Their or compulsion, dread or fear of any person onnover, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) Their or compulsion, dread or fear of any person onnover, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) Their or compulsion, dread or fear of any person onnover, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) Their or compulsion, dread or fear of any person onnover, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) Their or compulsion, dread or fear of any person onnover, renounce, release and forever relinquish unto the mortgage(s) and the mortgage(s) Their or computer of the sound of the computer of the sound of the release and or reverse and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. STATE OF SOUTH CAROLINA A LAW C. MARCOLINA STATE OF CAROLINA A LAW	<u>/. </u>			- ,		•	•	(SEAL)
respect sign, seal and as its act and deed deliver the within written instrument and that (s)be, with the other witness subscribed above research are counting the second of the second	'	NVILLE)						
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RENUNCIATION OF DOWER UNITY OF GREENVILLE I, the undersigned Notary Public, do bereby certify unto all whom it may concern, that the dersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and arately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person on mosever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and asserigms, all her rests and estate, and all her right and claim of dower of, in and to all and singular the premise size serves are successors and asserigms, all her rests and estate, and all her right and claim of dower of, in and to all and singular the premise size serves are successors and asserigms, all her rests and estate, and all her right and claim of dower of, in and to all and singular the premise sizes are successors and asserigms, all her rests and estate, and all her right and claim of dower of, in and to all and singular the premise sizes of successors and asserting, all her rests and estate, and all her right and claim of dower of, in and to all and singular the premise sizes of successors and asserting, all her rests and estate, and all her right and claim of dower of, in and to all and singular the premise. STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA REPURCY, HAGING, WAND C. DOWNING, South Carolina 25033 STATE OF SOUTH CAROLINA BOOBBY G. VAUGHN ALAN G. EDWARDS and C. DOWNING, SOUTH CAROLINA BOOBBY G. VAUGHN AND STATE OF SOUTH CAROLINA BOOBBY G. VAUGHN AND STATE OF SOUTH CAROLINA AND STATE OF SOUTH CARO	Stary Public for Sorth	Carolina	_ (SEAL)	19		B. Expres	e .	
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	My Commission Exp #20,000.00	7/30 Mortgages, page 222 As No	2 I hereby certify that the within Mortgage has been this	Mortgage	ALAN G. PATRICIA 1919 KM	BOBBY G. VAUGHN HELEN M. VAUGHN		TOM, DRAWDY Office Box if aville, South C