

AND IT IS AGREED, by and between the parties that should legal proceedings be instituted for the collection of the debt secured hereby, then the mortgagee, its/his successors, heirs or assigns, shall have the right to have a receiver appointed of the rents and profits of the premises, who, after deducting all charges and expenses attending such proceedings, and the execution of the trust as receiver, shall apply the residue of the rents and profits towards the payment of the debt secured hereby.

AND IT IS FURTHER AGREED, by and between the parties that should legal proceedings be instituted for the foreclosure of this mortgage, or should the mortgagee become a party to any action by reason of this mortgage, or should the debt secured hereby be placed in the hands of an attorney at law for collection, by suit or otherwise, all costs and expenses incurred by the mortgagee, including a reasonable attorney's fee, shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties, that if the mortgagor does and shall well and truly pay, or cause to be paid, unto the mortgagee, its/his successors, heirs and assigns, the debt or sum of money aforesaid, with interest thereon, and if any shall be due, according to the true intent and meaning of the note and this mortgage, then this mortgage 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, that the mortgagor shall hold and enjoy the premises until default of payment shall be made.

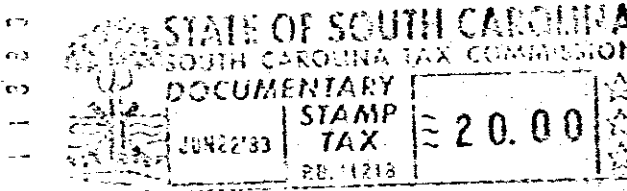
Any reference in this instrument to the plural shall include the singular, and any reference to the neuter shall include the male and female, the male shall include the female, and vice versa.

WITNESS the hand and the seal of the mortgagor.

DATE: 22 June, 19 83

IN THE PRESENCE OF:

Camela Deal



Crosby & Bagwell Enterprises, A South Carolina Partnership (SEAL)

By:

Stan Crosby
B.L. Bagwell

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF RICHLAND }

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named mortgagor, by its officer(s), or partner(s), sign, seal and as the act and deed of the Mortgagor deliver the within written mortgage, that (s)he with the other witness whose signature appears above, witnessed the execution thereof.

SWORN to before me

Date: 22 June, 19 83
Camela Deal

NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: May 18, 1987

[Signature]

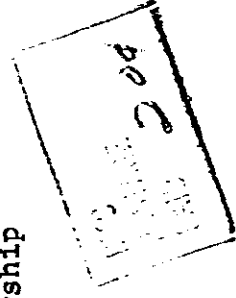
31916

Recorded June 22, 1983 at 4:50 P.M.

Handwritten notes:
JUN 22 1983
Camela Deal, 1464
200 College Ave. Florence
55
57631

State of South Carolina,
COUNTY OF GREENVILLE

Crosby & Bagwell Enterprises,
A South Carolina Partnership
Mortgagor



TO
Community Bank
Mortgagee

REAL ESTATE MORTGAGE
(By Corporation or Partnership)

I hereby certify that the within Real Estate Mortgage was filed for record in my office at 4:50 P.M. o'clock on the 22 day of June, 1983, and was immediately entered upon the proper indexes and duly recorded in Book 1612 of Real Estate Mortgages, page 673

R.M.C./Clerk of Court
Greenville County, S. C.
\$50,000.00
Lot Pendleton Rd
Wrensfield Park

