

The Mortgage shall secure the Mortgagee's debt to the Mortgagor, and the Mortgagee shall have the right to foreclose the Mortgage in the event of default by the Mortgagor. The Mortgagee shall also have the right to sell the premises secured by the Mortgage for any further debt, and the proceeds of such sale shall be applied to the Mortgage debt as the total debt less this secured debt does not exceed the amount of the sale. Any surplus shall be paid to the Mortgagor at the same rate as the mortgage debt and shall be payable to the Mortgagor in the same manner as the debt is paid.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged premises, and will pay the same, in time by the Mortgagee, and will pay any other taxes specified by the Mortgagee, and will pay the same, in time by the Mortgagee, in amounts as may be required by the Mortgagee, and in compliance with all laws and regulations that may be enacted by the Mortgagee, and have attached hereto the following payable clauses in favor of, and in full payment acceptable to the Mortgagee, and that it will pay the same, in time for when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the loss sustained on the Mortgage debt, whether due or not.

(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 interruption, 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 it will pay, when due, all taxes, public assessments, and all 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 receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding 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 Mortgagor 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 hereon, or should the debt secured hereby, or any part thereof be placed in the hands 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 on demand, in the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagee 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 herein. Whosoever uses the singular will include 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 as of 17th day of September 19 82.
SIGNED, dated and delivered in the presence of:
[Signatures of Carlene J. Silveath and Jerry J. Harrison]
(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }
Personally appeared the undersigned witness and made oath that she saw the within named mortgagee sign, seal and as to act and deed deliver the within written instrument and that she with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 17th day of September 1983.
[Signature of Carlene J. Silveath]
Notary Public for South Carolina
My Commission Expires: 6-21-92.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF Greenville }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagee(s) respectively, did this day appear before me, and each upon being privately and separately examined by me, did declare that she (she) freely, voluntarily, and without any compulsion, fraud 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 17th day of September 1983.
[Signature of Jerry J. Harrison]
JERRY J. HARRISON
Notary Public for South Carolina
My Commission Expires: 6-21-92. Recorded August 18, 1983 at 3:50 P.M.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Mortgage of Real Estate
JERRY J. HARRISON
TO
EDWARD F. HARRISON, JR., TRUSTEE
P. O. Box 8516 - Station A
Greenville, S. C. 29604
I hereby certify that the within Mortgage has been this 18th day of AUGUST 19 83 at 3:50 P. M. recorded in Book 1471 at page 819.
Notary Public for South Carolina
LAW OFFICES OF GREENVILLE
\$29,500.00
Lot 3K Forest Lane
Sec. 2, Myrtle Park

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