4. [illegible] hereby assigns all rents, issues and profits of the premises [illegible] to be collected pursuant to this instrument and [illegible] premises with the authority to take possession of the mortgaged premises [illegible] by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses [illegible] execution of this trust as receiver, shall apply the residue of the rents, issues and profits [illegible] secured hereby.

5. That if there is a default in any of the terms or conditions of this mortgage or of the note secured hereby, 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 to 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 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 of the Mortgagee, 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.

6. 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.

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

8. If the mortgagor should convey the property or any interest therein to any other party without first obtaining written consent from the mortgagee, or should a creditor, receiver, or trustee in bankruptcy obtain an interest in the property or should any party obtain an interest by attachment or any means other than inheritance (or will), or should the mortgagor or the mortgagee be made a party to any action involving the title to the mortgaged premises or which might affect the security interest of the mortgagee then the entire principal balance with interest and service charge accruing thereon shall become immediately due and payable at the option of the mortgagee.

9. Mortgagee shall be entitled to receive any sums which have been or may be awarded mortgagor for the condemnation of the premises or any part thereof for public use and sums which may be awarded mortgagor for damages caused by public works or construction on or near the premises. All such proceeds and awards are hereby assigned to mortgagee, and mortgagor upon request by mortgagee agrees to make, execute and deliver any additional assignments or documents which may be necessary from time to time to enable mortgagee, at the option, to collect and receipt for same. Unless otherwise agreed, any sum received by mortgagee under the provisions of this paragraph shall be applied to the payment of principal, whether then matured or not, in the inverse order of the maturity.

10. If mortgagor fails to pay any installment of principal or interest or any other amount on any prior mortgage when the same becomes due, mortgagee may pay the same, and mortgagor on demand will repay the amount so paid with interest thereon at the rate set forth in the note, and the same shall be added to the mortgage indebtedness and be secured by this mortgage.

11. If mortgagor is not personally obligated on the debt which this mortgage secures, mortgagor acknowledges that said loan was made in consideration for this mortgage and that mortgagor received consideration in this transaction. Mortgagor agrees that the property described heretofore secures compliance with all of the terms of said note and this mortgage.

WITNESS the Mortgagor's hand and seal this 18 day of August 19 83

SIGNED, sealed and delivered in the presence of

[illegible] Jackie E. Price (SEAL)

Brenda Cockrell (SEAL)

[illegible] Martha Norris Price (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 18 day of August 19 83

Wm. C. Wike (SEAL) [illegible]

Notary Public for South Carolina
My Commission Expires
5-3-93

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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

18 day of August 19 83

Wm. C. Wike 5-3-93

Notary Public for South Carolina
My Commission Expires

[illegible] Martha Norris Price (SEAL)

Recorded Aug 22, 1983 at 3:51 P/M

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

I hereby certify that the within Mortgage has been this 22nd day of August, 19 83, at 3:51 P.M., recorded in R.M.C. Office for Greenville County, S. C., in Real Estate Mortgage Book 1622, at page 151.

Register of Mesne Conveyance, Greenville County

Paid in full and fully satisfied this _____ day of _____ 19____

_____

Witness

(Seal)

THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA

$ 5,106.08

Lot 71 Merrilat Ave. Sans Souci
Map 2

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JACKIE E. & MARTHA NORRIS PRICE
TO
THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA

61773

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 22nd day of August, 19 83, at 3:51 P.M., recorded in R.M.C. Office for Greenville County, S. C., in Real Estate Mortgage Book 1622, at page 151.

Register of Mesne Conveyance, Greenville County

STATE OF SOUTH CAROLINA
COUNTY OF

Paid in full and fully satisfied this _____ day of _____ 19____

_____

Witness

(Seal)

THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA

$ 5,106.08

Lot 71 Merrilat Ave. Sans Souci
Map 2