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(2) That it will keep all improvements now existing or hereafter erected in good repair and will not commit or suffer any waste of the mortgaged premises. That it will allow the Mortgagee or its agents to enter upon and inspect the mortgaged premises, make whatever repairs are necessary, including the completion of any construction work underway, and collect the expenses for such repairs or the completion of such construction to the mortgage debt.

(3) That it will pay, when due, all taxes, public assessments, water rates, sewer charges, fire and other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(4) 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 such premises are occupied by the mortgagor, and after deducting all charges and expenses attending such proceeding and the execution of the trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

(5) 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 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, including a reasonable attorney's fee, shall thereupon become due and payable immediately without 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 will keep the premises above described insured against loss by fire in the sum required by the Mortgagee, with loss payable to the Mortgagee, as its interest may appear, in a company or companies acceptable to the Mortgagee, and will deliver the policies to the Mortgagee. In the event of loss, Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by Mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

(7) That the Mortgagee may, at its option, discharge any tax, lien or other encumbrance which may be or become superior to the lien hereof or which may have priority over this mortgage, and may order any such payments made by it immediately due and payable and may add the same to the debt secured hereby, and shall be subrogated to the rights of the holder of the lien or claim so discharged.

(8) That 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.

(9) 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 number shall 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 this 24th day of August 1993

SIGNED, sealed and delivered in the presence of

Jackie R. Bridwell

[illegible]

John Davis (SEAL)

Elizabeth Davis (SEAL)

(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 24th day of August 1993

[illegible] (SEAL)
Notary Public for South Carolina

Jackie R. Bridwell

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

[illegible] day of August 1993

Elizabeth Davis

[illegible] (SEAL)
Notary Public for South Carolina

Elizabeth Davis

6615

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

John Davis and
Elizabeth Davis

TO

The City of Greenville
a municipal corporation
Post Office Box 2207
Greenville, SC 29602

Mortgage of Real Estate

Recorded Aug 25, 1993 at 1:53 P/M

I hereby certify that the within Mortgage has been this 25th day of August 1993, at 1:53 P/M, recorded in Real Mortgage Book 1622 at page 775

As No. 6615

Register of Mesne Conveyance, Greenville County

LAW OFFICES OF

$ 15,000.00

Lot Fludd St.

6615 X AUG 25 1993

City Hall

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