

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee...

(2) That it will keep the property... now existing or hereafter created on the mortgaged property... in an amount not less than the mortgage debt...

(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 to construct until completed without interruption...

(4) That it will pay when due all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against 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...

(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...

(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...

(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...

WITNESS the Mortgagor's hand and seal this 9th day of September 1983. SIGNED, sealed and delivered in the presence of:

day of September 19 83

BEECHWOOD PROPERTIES, A S. C. PARTNERSHIP

Handwritten signatures of Beverly B. Edwards and Mary R. Johnson.

By: [Signature] (SEAL) and [Signature] (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 9th day of September 1983.

Mary R. Johnson (SEAL) Notary Public for South Carolina. My Commission Expires 5/9/89.

Beverly B. Edwards (SEAL)

STATE OF SOUTH CAROLINA } COUNTY OF }

NOT NECESSARY - MORTGAGOR A PARTNERSHIP 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

day of 19

Notary Public for South Carolina. (SEAL.) Recorded Sept. 12, 1983 at 4:46 P.M.

\$ 27,500.00 Lot 62 Club Forest

STATE OF SOUTH CAROLINA DEPARTMENT OF REVENUE TAX COLLECTOR'S OFFICE

LAW OFFICES OF Registrar of Mesne Conveyance Greenville County

Mortgage page 180 As No. I hereby certify that the within Mortgage has been this 12 day of Sept. 19 83 at 4:46 P.M. recorded in Book 1625 of

Mortgage of Real Estate

COLLEGE PROPERTIES, INC.

TO

BEECHWOOD PROPERTIES, A SOUTH CAROLINA PARTNERSHIP

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

8512

HAYNSWORTH, PERRY, BRYANT, MARION & JOHNSTONE, ATTY'S. M.R.B.

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