

Mortgagor agrees to pay all taxes or assessments levied against the mortgaged premises.

Vol. 10-13-1988

And the said mortgagor agrees to insure the house and buildings on said lot in a sum not less than their full market value

in a company or companies satisfactory to the mortgagee, and keep the same insured from loss or damage by fire and such other contingencies as the mortgagee may require, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in her

name and reimburse herself

for the premium and expense of such insurance under this mortgage, with interest.

And if at any time any part of said debt, or interest thereon, be past due and unpaid, it

hereby assign the rents and profits of the above described premises to said mortgagee, or

her Heirs, Executors, Administrators, Successors or Assigns, and agree that any Judge of the Circuit Court of said State may, at chambers or otherwise, appoint a receiver, with authority to take possession of said premises and collect said rents and profits, apply the net proceeds thereafter (after paying costs of collection) upon said debt, interest, costs or expenses; without liability to account for anything more than the rents and profits actually collected.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the said mortgagor, do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED by and between the said parties that said mortgagor is to hold and enjoy the said Premises until default of payment shall be made.

IN WITNESS WHEREOF the mortgagor has caused these presents to be subscribed by its partners, for and on behalf of the partnership,

this 14th day of February
thousand, nine hundred and eighty-four
and eighth

in the year of our Lord one
and in the one hundred

year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Charles E. McDonald Jr.
Judy S. Payne

JJHR Real Estate Partnership
By: *Robert C. French* (L. S.)
General Partner
and: *John Wiley* (L. S.)
General Partner
and: *Henry M. Jones Jr.* (L. S.)
General Partner
and: *James B. Loran* (L. S.)
General Partner

The State of South Carolina,

County of GREENVILLE

PERSONALLY appeared before me *CHARLES E. McDONALD JR.* and made oath that he saw the within named *JJHR REAL ESTATE PARTNERSHIP by its GENERAL PARTNERS* sign, seal and as *ITS* act and deed deliver the within written deed, and that he with *JUDY S. PAYNE* witnessed the execution thereof.

SWORN TO before me this *14th* day
of *FEBRUARY* A. D. 19*84*

Cudith S. Payne (L. S.)
Notary Public for South Carolina.

My commission expires: *3/17/91*

The State of South Carolina,

NOT NECESSARY - Partnership Deed
Renunciation of Dower.

County of

I, _____, a Notary Public for South Carolina, do hereby certify
unto all whom it may concern that Mrs. _____ the wife of the

within named _____ did this day appear before
me, and 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 or persons whomsoever, renounce, release and forever
relinquish unto the within named _____

Heirs and Assigns, all her interest and estate, and also all her right and claim of
Dower of, in or to all and singular the Premises within mentioned and released.

Given under my hand and seal, this _____
day of _____ A. D. 19_____

(L. S.)
Notary Public for S. C.

(CONTINUED ON NEXT PAGE)

028

4328-17-2