

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

(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...

(9) 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...

(10) 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...

(11) 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...

(12) 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...

WITNESS the Mortgagor's hand and seal this 22 day of August 19 84. SIGNED, sealed and delivered in the presence of: Karen Clark, Rosalie Ladda, James Whitehead, Josephine Whitehead.

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...

SWORN to before me this 22 day of August 19 84. Notary Public for South Carolina. My Commission Expires: 1-20-94. Karen Clark (SEAL)

STATE OF SOUTH CAROLINA } COUNTY OF } NOT REQUIRED 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 (SEAL)

Notary Public for South Carolina. My Commission Expires: RECORDED AUG 23 1984 at 9:33 A/M 5822

THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA. Mortgage of Real Estate. I hereby certify that the within Mortgage has been this 23rd day of August 1984 at 9:33 a/m recorded in Book 1678 of Mortgages, page 578. Register of Masses Conveyance Greenville 1116. STATE OF SOUTH CAROLINA COUNTY OF. Paid in full and fully satisfied this day of. THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA. BY: Witness \$3,513.11 One Acrc Pilot Rd.

B 7 5 6

12-M-82874