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(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. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the premises from and after any default hereunder, and agrees that should legal proceedings be instituted pursuant to this instrument, jurisdiction may, at the Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting charges and expenses attending such proceeding and the execution of this trust, the receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

(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, 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 it employ an attorney at law for collection, the Mortgagor will pay to the Mortgagee a reasonable attorney's fee, shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagor shall hold and enjoy the premises above described until default hereunder, as fully as against all persons whomsoever. 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 satisfied and discharged; otherwise to remain in full force and virtue.

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

(9) If the mortgagor should convey the property or any interest therein, or should a creditor, receiver, or trustee in bankruptcy obtain any interest in the property or should any party obtain a lien by attachment or any means other than inheritance (or will), the entire principal balance with interest shall, at the option of the mortgagee, become due and payable as option of the mortgagee.

(10) Mortgagee shall be entitled to receive any sums which have been 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. Such proceeds and awards are hereby assigned to mortgagee, and mortgagor agrees to make, execute and deliver, upon request by mortgagee, any and all assignments or documents which may be necessary from time to time to effectuate the foregoing assignment. Mortgagor hereby authorizes payment of proceeds to mortgagee to be applied by mortgagee on the debt secured hereby in such order as mortgagee may determine, or, at the option of mortgagee, the same may be released to mortgagor or any or all of them. Unless mortgagor and mortgagee agree otherwise in writing, the application of proceeds to principal shall not extend or postpone the due date of the monthly installments referred to in the note secured hereby, or change the amount of such installments. Mortgagor agrees that if the proceeds of any award are applied to the indebtedness secured hereby, mortgagee shall have no liability for the amount of any award actually received by it in excess of the amount of the indebtedness so paid. Mortgagor agrees to execute such further assignments of any compensation, award, damages, rights of action and proceeds as mortgagee may require.

(11) If mortgagor fails to pay any installment of principal or interest or any other amount due hereunder, or to perform any other covenant or agreement contained herein or in any note secured hereby, and such failure continues for thirty days after written notice thereof by mortgagee to mortgagor, then mortgagee may pay the same, and mortgagor on demand will repay the same; and the amount so paid, with interest at the rate provided in the note secured hereby, shall be added to the mortgage indebtedness and be secured by this mortgage. In making any payment hereby authorized relating to taxes and assessments, mortgagee may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

WITNESS the Mortgagor's hand and seal this 24th day of February, 1977.

SIGNED, sealed and delivered in the presence of:

Clyde O. Harris (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me Linda D. Ballew and made oath that s/he saw the within named Clyde O. Harris sign, seal and as his act and deed deliver the within written mortgage deed and that s/he with Dennis S. Tankersley witnessed the execution thereof.

SWORN to before me this 24th day of February, 1977.

Linda D. Ballew

Dennis S. Tankersley

Notary Public for South Carolina

My Commission Expires: 6/17/77

APR 27 1977 X 29037 X Patrick

Thomas M. Patrick, Jr.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Clyde O. Harris Cancelled Dennis S. Tankersley

SATISFIED AND CANCELLED OF RECORD

19th DAY OF March 1979

Dennis S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:31 O'CLOCK P M. NO. 24629

TO

Thomas M. Patrick, Jr.
P. O. Box 10351
Greenville, SC 29603

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 27th day of April 1977 at 4:54 P.M. recorded in Book 1395 of Mortgages, page 844

As No. 29037

Dennis S. Tankersley

Register of Mesne Conveyance County

Thomas M. Patrick, Jr.
Attorney At Law
Post Office Box 10351
Greenville, SC 29603

$1,750.00
Lot 30 Brookside Dr.
(Cottage Lane)

GREENVILLE CO. S. C.
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