

OCT 12 1979  
WITNESSETH: *[Signature]*

PAID AND SATISFIED IN FULL  
THIS 11TH DAY OF OCTOBER, 1979  
GREENVILLE, CO. S.C.

President, COMMERCIAL MORTGAGE COMPANY, INC. '79

AUG 17 1978  
*[Signature]*

YOUNG, SPIVEY & GROSS  
ATTORNEYS AT LAW

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

SECURITY INVESTMENTS, INC.  
COMMERCIAL MORTGAGE COMPANY, INC.

512 EAST NORTH STREET  
GREENVILLE, SC 29601

RECORDED AUG 17 1978  
at 3:58 P.M.

Mortgage of Real Estate  
I hereby certify that the within Mortgage has been this 17th day of August 1978 at 3:58 P.M. recorded in Book 1441 of

Register of Deeds Greenville  
Dennis J. Farberley

Lots 32 and 33, David Street  
Mountain City and Land  
Improvement Company

\$32,922.00

Notary Public for South Carolina  
My Commission Expires: 8/31/86  
W. Wallace Smith

The Mortgagee further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such for that sum as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other personal payments to the certain herein, but shall not secure the Mortgagee for any other loans, advances, reductions or credits that may be made hereafter by the Mortgagee. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazard specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and have attached thereto a loss payable clause in favor of it, and that all such policies and renewals thereof shall be held by the Mortgagee, and that it will pay all premiums thereon when due; and that it does hereby assign to the Mortgagee the proceeds of the Mortgage, and that it will pay all premiums thereon when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby agree that it will pay all premiums thereon when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby agree that it will pay all premiums thereon when due.
- (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 construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.
- (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 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 other time, 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 said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceedings and the execution of its trust as 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 if the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall become immediately due and payable, and should the Mortgagee, or its assigns, 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 be placed in the hands of any assignee or other person, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagee shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and effect.
- (8) That the covenants herein contained shall bind, and the benefit 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 singular, and the use of any gender shall be applicable to all genders.

WITNESSED the Mortgagee's hand and seal this 10 day of August 1978

SIGNED, sealed and delivered in the presence of:  
*[Signature]*  
W. Wallace Smith

Notary Public for South Carolina  
My Commission Expires: 8/31/86

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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 sworn to before me this 10 day of August 1978

*[Signature]*  
W. Wallace Smith

Notary Public for South Carolina  
My Commission Expires: 8/31/86

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE (NO)  
RENUNCIATION OF DOWER (CORPORATION MORTGAGOR)

GIVEN under my hand and seal this 10 day of August 1978

4328 RV-2