JUL 25 1978

Bozeman and Grayson, Attorneys

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

United Methodist Church,
Greenville District

TO

Mary J. Peden

RECORDED JUL 25 1978 at 10:50 A.M.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 25th

day of July 1978

at 10:50 A. M. recorded in Book 1439

Mortgages, page 147 As No.

Register of Mesne Conveyance Greenville County

LAW OFFICES OF

$44,500.00

4.494 Acres Cor. Riley Smith Rd & Black Dr.

(4) That if there is a default in any of the terms contained in the Mortgage or in the note secured thereby, 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, all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee, shall be added to the debt secured by the Mortgage, and may be collected at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(5) That the Mortgagor shall hold and enjoy the premises above conveyed until default be made in the premises hereof. In case of default therein, the Mortgagee, or its agents or attorneys, shall have the right to enter upon and take possession of the premises above described, and after deducting all charges and expenses of collection, including reasonable attorney's fees, to rent said premises and apply the net proceeds to the payment of the indebtedness hereby secured, in such manner as the Mortgagee may elect, and the Mortgagor hereby assigns to the Mortgagee the rents and profits of said premises for the purpose aforesaid.

(6) That the Mortgagor 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 such hazards as the Mortgagee may require, and will pay promptly any premiums therefor. All such insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

(7) That the Mortgagor will keep all buildings now or hereafter on the premises described herein continuously insured in the sum of $ 44,500.00 in favor of the Mortgagee, in a company or companies satisfactory to the Mortgagee, and will deliver the policy or policies of insurance to the Mortgagee. In the event the Mortgagor fails to keep said buildings insured as above specified, or fails to deliver said policies to the Mortgagee, then the Mortgagee may insure said buildings for its own benefit, and the premiums paid therefor shall be added to the debt secured by this mortgage and shall be payable on demand, with interest at the rate specified in the note secured hereby.

(8) That the Mortgagor will keep the improvements now existing or hereafter erected on the mortgaged property in good repair and will not commit or suffer any waste of said property.

(9) 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 13th day of July 1978.

SIGNED, sealed and delivered in the presence of:

UNITED METHODIST CHURCH, GREENVILLE DISTRICT

BY: (SEAL)
CHAIRMAN OF THE BOARD OF TRUSTEES

(SEAL)

(SEAL)

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 13th day of July 1978.

(SEAL)

Notary Public for South Carolina

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

NOT NECESSARY
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

Notary Public for South Carolina

4328 RV.2