Filed for record in the Office of

the R. M. C. for Greenville County, S. C., at \_2:30 clock P.M. Jun. 9, 1981

and recorded in Real - Estate Mortgage Book \_\_\_\_\_1543\_\_ I spice S. Jankeesle

Hel N. + Werle C. Exercise

R.M.C. for G. Co., S. C.

cerned is hereby authorized and directed to make payment for such loss directly to the Mortgagin and Mossiand the insurance proceeds, or any part thereof, may be applied by the Mort of the indebtedness hereby secured or to the restoration of the property dani Sucortgage, or other transfer of title to the mortgaged premises in extinguish all right, title and interest of the Mortgagor in and to any insurance policies t grantee.

6. That he hereby assigns all the rents, issues, and profits of the mortga hereunder, and should legal proceedings be instituted pursuant to this insignificant to have appointed a receiver of the rents, issues, and profits, who, after the rents of the proceedings and the execution of his trust as receiver, shall apply toward the payment of the debt secured hereby.

7. Without affecting the liability of any person (other than any person any indebtedness secured hereby, and without affecting the priority or extent specifically released pursuant hereto, Mortgagee may at any time and from limitation as to any legal right or privilege of Mortgagee:

(4) Release any person liable for payment of any indebtedness secured alter the terms of payment of any of the indebtedness; (c) Accept additional se erry securing the indebtedness; (e) Consent to the creation of any easement or restricting use or oscupancy thereof.

It is agreed that the Mortgagor shall hold and enjoy the premises above this mortgage qu'in the note (5) secured hereby. If the Mortgagor shall fully penants of the mortgage, and of the note (5) secured hereby, then this mortgage st in full force abovertue. If there is a default in any of the terms, conditions, or co

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secured hereby, then at the option of the Mortgagee all sums then owing by the immediately due and payable and this mortgage shall be foreclosed. Should the Mortgagee become a party to any suit involving this mortgage shall be foreclosed. immediatery due and payable and this mortgage shall be foreclosed. Should the Mottgagee become a party to any suite involving his mortgage or the title to the premises described herein (excluding legal proceeding instituted for foreclosure or for the collection of the debt secured hereby) all costs and expenses reasonably incurred by the Mortgagee, and a reasonable attorney's fee shall be secured hereby and shall become due and payable thirty (30) days after demand. a reasonable attorney's fee shall be secured hereby and shall become due and payable thirty (30) days after demand. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses including feasonable attorney's fees shall be secured hereby, shall become due and payable immediately or on demand, and may be recovered and collected hereunder. The Mortgagor waives the benefit of any appraisement laws of the State of

The coverages herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, Remarks The Property of the Pr executors administrators, succesors, and assigns of the parties hereto. Whenever used, the singular number shall include the pland and the singular, the use of any gender shall be applicable to all genders and the term "Mortgagee" shall include a property of the pland and the singular, the use of any gender shall be applicable to all genders and the term "Mortgagee" shall include any payer of the indebtedness hereby secured or any transferre thereof whether by operation of law or otherwise.

<u>19 81</u> N Ammons nuda Marci Smith Hal N Ammons & Wanda C Ammons theiract and deed deliver the within deed, and that Cinf made off Dhatip witnessed the execution thereof Expit, scal, and as Marci Smith day of June 5th Sulleck Notary Public for Sout Glenda Bullock 12-22-90 RENUNCIATION OF DOWER STATE OF SOUTH CAROLIZA Richlan for South Carolina, do hereby certify unto all whom it may concern that Mrs. Wanda C Anmons , the wife of the within named Hal N Ammons