ceined is hereby authorized and directed to make payment for such loss directly to the Mortgagor and Mortgagor partition and the insurance proceeds, or any part thereof, may be applied by the Mortgagor at its option early to the reduction of the indebtedness hereby secured or to the restoration of the property diameter. In the event of torceasure or this mortgage, or other transfer of title to the mortgaged premises in extinguishment of the analytical pass to the parchaser or all right, title and interest of the Mortgagor in and to any mismance policies their in force shall pass to the parchaser or grantee.

- 6. That he hereby assigns all the rents, issues, and profits of the mortgaged premises from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have appointed a receiver of the rents, issues, and profits, who, after dedicating all charges and expenses attending such proceedings and the execution of his trust as receiver, shall apply the residue of the rents, issues, and profits toward the payment of the debt secured hereby.
- 7. Without affecting the liability of any person (other than any person released pursuant hereto) for payment of any indebtedness secured hereby, and without affecting the priority or extent of the lien hereof upon any property not specifically released pursuant hereto. Mortgagee may at any time and from time to time, without notice and without limitation as to any legal right or privilege of Mortgagee:
- (a) Release any person liable for payment of any indebtedness secured hereby. (b) Extend the time or agree to alter the terms of payment of any of the indebtedness: (c) Accept additional security of any kind; (d) Release any property securing the indebtedness: (e) Consent to the creation of any easement on or over the premises or any covenants restricting use or occupancy thereof.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note (s) secured hereby. If the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note (s) secured hereby, then this mortgage shall be null and void; otherwise to remain in full force and virtue. If there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note(s) secured hereby, then at the option of the Mortgagee all sums then owing by the Mortgagor to the Mortgagee shall become secured hereby, then at the option of the Mortgagee shall be forcefood. Should the Mortgagee become a party to any suit immediately due and payable and this mortgage shall be forcefood. Should the Mortgagee become a party to any suit involving this 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 mourted by the Mortgagee, and a reasonable autorney's fee shall be secured hereby and shall become due and payable thirty (30) days after demand, and payable and the placed in the hands of an autorney at law for collection by sait or otherwise, all costs and expenses including reasonable autorney'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 bencht of any appraisement laws of the State of South Carolina.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, succesors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural and the singular, the use of any gender shall be applicable to all genders and the term "Mortgagee" shall include any pavee of the indebtedness hereby secured or any transferce thereof whether by operation of law or otherwise.

Personally appeared before me Rebecca A. Sprouse and made oath that he saw the within named sign, seal, and as their Phillip Cudd their Phillip Cudd Sign, seal, and as Phillip Cudd Swith Public for South Carolina My Commission expires 11/8/83 STATE OF SOUTH CAROLINA COUNTY OF Spartanburg I. Phillip Cudd for South Carolina, do hereby certify unto all whom it may concern that Mrs. Julia M. Burdette step of the wife of the within-named Bobby Stokes Burdettime of the wife of the wife of the within-named Bobby Stokes Burdettime o	the plural and the singular, the use of any gender shi clude any payee of the indebtedness hereby secured or	any transferee thereof whether by operation of law or otherwise.
Signed, saled and delivered in the presence of: County Of Spartanburg	Witness their hand(s) and scal(s) this 8th	_day of, 19_76. 1
STATE OF SOUTH CAROLINA Swarn to and subscribed before me this STATE OF SOUTH CAROLINA Swarn to and subscribed before me this State of South Carolina Phillip Cudd Swarn to and subscribed before me this State of South Carolina My Commission expires 11/8/83 STATE OF SOUTH CAROLINA COUNTY OF Spartanburg I, Phillip Cudd for South Carolina, do hereby certify unto all whom it may concern that Mrs. Julia M. Burdette Act and deed deliver the within named by me, did declare that she does freely oblustarily, and without any compulsion, dread of the within named fear of any person or persons, whomsoever, renounce, release and forever relinquish unto the within named fear of any person or persons, whomsoever, renounce, release and forever relinquish unto the within named fear of any person or persons, whomsoever, renounce, release and forever relinquish unto the within named and assigns, all her interest and estate, and also all her right, title, and claim of dower of, in, or to all and singular, and without any compulsion, dread of the premises within mentioned and released. State of South Carolina My Commission expires 11/8/83	Signed, sealed and delivered in the	BORRY STOKES BUSTLE (Seal) (Seal)
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My Commission expires 11/8/83	Given under my hand and scal, this	8th day of March , 1976
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" HEDGOOD WAY -		CORDED MAR 10'76 At 3:07 P.M. 2.5373