

SAID AND CANCELLED OF RECORD
 DAY OF Dec 28 1977
 11:20 O'CLOCK A.M. NO. 19360

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 Brooks R. Prince
 and
 H. T. SEARS, JR.
 19360 TO
 CAROLYN B. GRIGGS

I hereby certify that the within Mortgage has been this 15th
 day of November 1972
 at 11:36 A.M. recorded in Book 1257
 of 299 As No. 299
 Mortgages, page 299 As No. 299

Register of Mesne Conveyance Greenville County
138,750.00 Interest
141.13 Acres, S. C. Hwy 106,
 Grove Creek, & Moonville Rd.,
 GREENVILLE, SOUTH CAROLINA
 I, ISSAN, FOSTER, RICHARDSON & FISHER
 Attorneys At Law
 Greenville, South Carolina

54 PAGE 94

DECEMBER 28 1977
 P. MANN, ATTORNEY
 19360

1977 12 28
 Carolyn B. Griggs
 1257 PAGE 300
 1977 12 28
 1977 12 28

Date of cancellation this 21st day
 Carolyn B. Griggs
 1257 PAGE 300

(3) That it will keep all improvements now existing or hereafter erected in good repair, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises and 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 government or municipal laws and regulations affecting the mortgaged premises.

(5) That it hereby agrees all rents, issues and profits of the mortgaged premises from and after default hereunder, and agrees that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, 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 legal fee to be paid 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 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 in which this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, 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.