(Paid and satisfied in full this 13th day of February 1981; Faust Nicholson
Bankers Trust of S.C., as Executor & Trustee under Last Will & Testament
of John T. Douglas (deceased)
By: [illegible] V. P. & T. O.

WITNESSED BY: [illegible]
BROWN, BYRD, [illegible]

23392

FEB 25 1981

Faust Nicholson

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Executed

(3) That it will keep all improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against such hazards as the Mortgagee may require, in an amount sufficient to prevent the Mortgagor or the Mortgagee from becoming a co-insurer within the terms of the applicable policies, and that all such insurance shall be carried in companies approved by the Mortgagee and that 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 the 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;

(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, upon default, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises, including a reasonable period for repairing and preparing the premises for rental, and to collect the rents, issues and profits, including those past due as well as those accruing thereafter, and to apply the proceeds, after deducting all charges and expenses attendant upon such collection and management, including reasonable attorney's fee, upon the indebtedness secured hereby, all in such order as the Mortgagee may determine. The entering upon and taking possession of the mortgaged premises and the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice;

(6) That should it fail to do so, the Mortgagee may, at its option, (whether or not the whole principal sum and interest secured hereby shall then be due and payable as provided for herein) pay such taxes, assessments, or other governmental or municipal charges, fines or impositions, and may do whatever else is necessary to protect the security hereof, including the completion of any construction work underway, and charge the expenses for such repairs or completion of any construction work to the mortgage debt, whether or not the same shall increase the mortgage debt to an amount greater than the maximum amount stated herein, and in the case of a construction loan, may disburse such loan proceeds for the completion of such construction work, whether or not all of the loan proceeds have been advanced, and should it fail to do so, the Mortgagee may, at its option, cause all of the buildings now or hereafter erected on the mortgaged premises to be insured in its name for the full insurable value thereof against loss by fire and such other hazards, casualties and contingencies as it may determine and in such amounts and for such periods as it may elect, and may pay the premiums therefor, and any amounts so paid by the Mortgagee for taxes, assessments, insurance premiums, repairs or completion of construction work, shall become immediately due and payable, with interest thereon from date of payment at the rate of eight per cent per annum, and shall be secured hereby, and may be collected hereunder;

(7) That it hereby assigns all sums due or to become due to it under any and all building and loan agreements relating to the mortgaged premises, and hereby authorizes the Mortgagee, at its option, to withdraw and receive said sums and apply the same on the indebtedness hereby secured, whether or not the Mortgagor is in default hereunder;

(8) That it will keep and perform all of the terms, conditions, or covenants of this mortgage, or of the note secured hereby, that, 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 proceeding 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 is involved, 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 be due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be collected as such.

P 1 2 1977 BROWN, BYRD, BLAKELY MASSEY & BEAUMONT, P.A. 3035

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Roland M. Knight, William B. Evins and William K. Manning, M.D.

23392 Dennis S. Blakely

TO

Bankers Trust of South Carolina, N.A., as Executor and Trustee under the Last Will and Testament of John T. Douglas, deceased, and Faust Nicholson.

SATISFIED AND CANCELLED OF RECORD
DAY OF [illegible]
Mortgage of Real Estate
R.M.C. FOR GREENVILLE COUNTY, S.C.
AT 12 O'CLOCK P M. NO. 23392

I hereby certify that the within Mortgage has been this 12th day of September 19 77 at 10:55 A M. recorded in Book 1409 of Mortgages, page 676 As No.

Dennis S. Blakely
Register of Mesne Conveyance Greenville County

JOHN P. MANN
Attorney at Law
Greenville, South Carolina

$6,500.00 Cor. Church St. (Mill & 2, o. Ext.) & Edgewood Dr. (Owens .) Langley Heights

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