

The Mortgage further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee for such debt or debts as may be secured hereunder at the option of the Mortgagee, and for the payment of taxes, assessments, public and private utility charges, and for the payment of all other debts and obligations which the Mortgagee shall incur for any further sums advanced or to be advanced to the Mortgagor, and that the Mortgagee shall have as the total indebtedness thus secured, but not exceed the amount of the principal sum advanced to the Mortgagor, and shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

2. That it 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 loss by fire and any other hazards specified by the Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in such policies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of and for the benefit of the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not.

3. That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a construction plan that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee shall at its expense complete and premises, 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 mortgagor.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fees or other exactions 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, 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 rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding 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 to any suit involving this mortgage or the title to the premises, levied upon, 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 on demand at any or on demand at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

7. That the Mortgagee shall hold and enjoy the premises above described until there is a default under this mortgage or on the note secured hereby. In the event of a default under this mortgage or on the note secured hereby, all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, shall be entirely null and void, otherwise to remain in full force and virtue.

8. 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 14 day of July 1975

SIGNED, sealed and delivered in the presence of

James H. Kernell
SEAL

Margaret H. Buckharter
Charles L. Kernell
SEAL
SEAL

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

TESTATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as witness and deed deliver the within written instrument and that she, with the other witness, subscribed above witnessed the execution thereof.

SWORN to before me this 14 day of July 1975

Charles L. Kernell SEAL *Margaret H. Buckharter*
Notary Public for South Carolina My Commission Expires 7-24-77

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife, widow of the above named mortgagor, 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 or persons, renounce, release and forever relinquish into the mortgagor's and the mortgagee's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower (d, m and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 14 day of July 1975

Charles L. Kernell SEAL *Mary Julian Kernell*
Notary Public for South Carolina My Commission Expires 7-24-77 RECEIVED JUL 21 75 AT 11:15 A.M. 1699

I hereby certify that the within Mortgage has been
on 21 st day of July
at 11:45 A.M. M. recorded in
Book 1344 of Mortgages, page 267
At No.
Recorder of Mortgages Greenville 1116
\$ 229.80
from No. 112
2 4/10 ACS
SM-872

Mortgage of Real Estate

Southern Bank and Trust Company
Piedmont, S. C.

JAMES C. KERNELLS

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
X 1699

JUL 21 1975

J-2-AV 6264