

The Mortgagee further covenants and agrees as follows:

- (1) That the mortgagee shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, mortgage premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced 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 premises in good repair and hereafter created on the mortgaged property as well as may be required from time to time by the Mortgagee, and that it will insure the premises and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or such amount as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee and that the Mortgagee shall have the right to assign the policies in favor of and to the Mortgagee, and that it will pay all premiums therefor when the same shall be lawfully assigned to the Mortgagee, the proceeds of any policies for the mortgaged premises and does hereby covenant to indemnify the Mortgagee against any loss or damage payable for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether by fire or otherwise.
- (3) That it will keep the premises in good repair and hereafter created in good repair, and, in the case of a fire, shall insure that it will continue to insure the premises and shall, if it fails to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, and, after the completion of any construction work underway, and charge the expenses for such repairs or the completion of such work to the Mortgagee.
- (4) That it will pay when due all taxes, utility 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 waives 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 paid by the Grantor in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such possession 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 coming due by the Mortgagee 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 involving 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, 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.
- (7) That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagee shall fully perform all the terms, conditions and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly 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 18th day of November 1977.
 SIGNED, sealed and delivered in the presence of:

Ruthy H. Brisse
Ronald G. Barber

Marilyn C. Moon (SEAL)
 Marilyn C. Moon
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagee sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of November 1977.
Ronald G. Barber (SEAL)
 Notary Public for South Carolina
 My Commission expires 1/15/85.

Ruthy H. Brisse

STATE OF SOUTH CAROLINA }
 COUNTY OF _____ }

RENUNCIATION OF DOWER
 NOT NECESSARY-WOMAN MORTGAGOR.

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

GIVEN under my hand and seal this

day of _____ 19 _____

Notary Public for South Carolina (SEAL)

RECORDED NOV 18 1977

AT 4:13 P.M.

15618

I hereby certify that the within Mortgage has been this 18th day of November 1977 at 4:13 P.M. recorded in Book 2116 of Mortgages, page 210 As No. _____
 Registrar of Mortgages Greenville County
 LAW OFFICES OF
 THOMAS C. BRISSEY, P. A.
 ATTORNEY AT LAW
 635 North Academy Street
 Greenville, South Carolina 29601
 \$ 1,084.94
 Lot, Montgomery St.

Mortgage of Real Estate

GERALD GLUR REAL ESTATE

TO

MARILYN C. MOON

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

BRISSEY, LATHAM, SMITH & BRIDGEMAN, P.A.

X 15618

2-NV-6287