

The Mortgagee further covenants and agrees as follows:

- 1. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter by the Mortgagee for the payment of taxes, insurance premiums, public utility charges, and other charges payable by the mortgagor on the mortgaged premises, and for any further sums advanced hereafter by the Mortgagee for the payment of 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 created 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 companies acceptable to it, and that all such policies and amounts thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of and in favor 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 or policies on the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss payable 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 created in good repair, and in the case of a structure, that it will continue construction until completion without interruption, and shall at all times keep the Mortgagee advised of the progress of such construction, make whatever repairs are necessary, including the completion of any construction which may be required by the Mortgagee, and shall cause such repairs or the completion of such construction to be made at its expense.
- 4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, and shall defend and indemnify the Mortgagee 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 that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction at law or in equity, or any court of competent jurisdiction of the mortgaged premises, with full authority to take possession of the mortgaged premises and to lease the same, and to receive the net proceeds, including a reasonable rental to be fixed by the Court in the event such proceeds are insufficient to pay the mortgage debt, shall apply the same to 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 involving this Mortgage or the title to the premises involved 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.
- 7. That the Mortgagee shall hold and enjoy the premises above described 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 Mortgagor's hand and seal this  
 SIGNED, sealed and delivered in the presence of  
*William L. Dent*  
*Patricia A. Smith*

day of January, 19 79  
*Douglas F. Dent* SEAL  
 DOUGLAS F. DENT SEAL  
 SEAL  
 SEAL

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as its act 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 25th day of January, 1979  
*William L. Dent* SEAL

1979  
*Patricia A. Smith* SEAL

Notary Public for South Carolina  
 My Commission Expires 12/31/80

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/wives of the above named mortgagor, respectively, did that day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, duress or fear, of her person, of her name, of her release and forever relinquish unto the mortgagee, and the mortgagee's heirs or assigns, all her interest and estate, and all her right and claim of dower, in and to all and singular the premises within mentioned and described.

GIVEN under my hand and seal this  
 25th day of January, 19 79  
*William L. Dent* SEAL

*Mary S. Dent* SEAL  
 MARY S. DENT

Notary Public for South Carolina  
 My Commission Expires 12/31/80

RECORDED JAN 30 1979

at 2:51 PM.

22375

Mortgage of Real Estate

Carolina Investors, Inc.

Douglas F. Dent

DOUGLAS F. DENT  
 STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

I hereby certify that the within Mortgage has been  
 recorded on the 30th day of January  
 1979 at 2:51 PM recorded in  
 Book 1456 of Mortgages, page 337  
 As No. \_\_\_\_\_  
 Register of Deeds, Greenville, Greenville County  
 (\$11,000.00)  
 2) Appraiser: Springfield, Mo.