

The Mortgagee further covenants and agrees as follows:
(1) That this mortgage shall secure the Mortgagee by such further... as may be advanced hereafter, at the option of the Mortgagee...

(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...

(3) That it will keep all improvements now existing or hereafter created in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption...

(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...

(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...

(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 Mortgagee to the Mortgagee shall become immediately due and payable...

(7) That the Mortgagee shall hold and enjoy the premises above covered until there is a default under this mortgage or in the note secured hereby...

(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...

WITNESS the Mortgagee's hand and seal this 8th day of April 1981.

SIGNED, sealed and delivered in the presence of: Joe L. Pearson, Judy S. Pearson, Joan D. Babb

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }

NOTARIES Public for South Carolina
My Commission Expires: 5/1/85

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

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF }

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)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of 19 (SEAL)

Notary Public for South Carolina. My commission expires:

RECORDED APR 9 1981 at 12:25 P.M. 28319

Mortgage of Real Estate
I hereby certify that the within Mortgage has been this day of M. recorded in Book of Mortgages, page No. of State of South Carolina, County of Greenville.
ZELPACO CREDIT UNION
#1 Bush Street
San Francisco, CA 94104
TO
Joan D. Babb
LAW OFFICES OF NICHOLAS P. MITCHELL, III
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

30690

28319