

The Mortgagor further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagor for such further monies as may be advanced to the Mortgagee for the payment of taxes, insurance premiums, public assessments, and other charges payable by the Mortgagor. This mortgage shall also secure the Mortgagor for any further loans, advances or disbursements made by the Mortgagee to the Mortgagor so long as the total indebtedness thus secured does not exceed the amount of the original mortgage debt. All monies advanced shall bear interest at the same rate as the mortgage debt and shall be payable in full to the Mortgagee unless otherwise provided in writing.

2. That it will keep the improvements now existing or hereafter created on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee. The insurance policy or policies shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of and in full payment to 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 created in good repair and, in the case of a reconstruction plan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee, at its option, may repair said 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 mortgage debt.

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, 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, and 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, the Mortgagor shall pay 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 thereunder.

7. That the Mortgagor shall hold and enjoy the premises described herein until there is a default under this mortgage or in the note secured hereby. It is the intent of this instrument that if the Mortgagee shall fully pay 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. Wherever 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 19th day of February, 1975

SIGNED, sealed and delivered in the presence of:

[Signatures]

[Signature] (SEAL)
L. W. Fowler

[Signature] (SEAL)

[Signature] (SEAL)
Vera Fowler

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that s/he saw the within named mortgagor 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 19th day of February, 1975.

[Signature] (SEAL)
Notary Public for South Carolina.
My Commission Expires: 12/22/79

[Signature]

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(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 mortgagor(s) and the mortgagor(s)'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 19th day of February, 1975.

[Signature] (SEAL)
Notary Public for South Carolina.
My commission expires: 12/22/79

[Signature]
Vera Fowler

RECORDED FEB 25 1975 19792 At 11:55 A.M.

I hereby certify that the within Mortgage has been
this 25th day of February
1975 at 11:55 A.M. recorded in
Book 1333 of Mortgages, page 779
As No. 19792
Register of Mesne Conveyances Greenville County
\$ 20,000.00
RILEY AND RILEY
Attorneys at Law
Greenville, South Carolina
Lot, Monroe Dr. Austin Tp
GREENVILLE, S. C.

Mortgage of Real Estate

BANKERS TRUST OF
SOUTH CAROLINA

TO

L. W. FOWLER AND
VERA FOWLER

RILEY & RILEY
FEB 25 1975
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
X 19792 X