

The Mortgagee further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee in such further sums as may be advanced hereafter, at the option of the Mortgagee, for the purchase of land, the purchase of goods, the purchase of stock, the purchase of bonds and the purchase of other property. This mortgage shall not be subject to the Mortgagee's lien for any further sums payable hereunder than those which may be advanced hereafter to the Mortgagee for the purchase of such property, and shall not be subject to the Mortgagee's lien for any other purpose. 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 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 amount as may be required by the Mortgagee, and its companies 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 in full responsibility to, the Mortgagee, and that all such policies shall be for the term of one year, and that it will hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises, and it will hereby covenant with the Mortgagee to make payment for a loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether the or not.

3. That it will keep all improvements now existing or hereafter erected in good repair and as the use of a contract provision that it will be bound to keep all improvements in good repair, and it shall indemnify and hold the Mortgagee harmless from all claims, damages, losses, suits, actions, demands, costs, expenses, and attorneys' fees incurred by the Mortgagee in connection with the completion of any contract for the repair or reconstruction of the improvements, or the completion of such contract, or the mortgage debt.

4. That it will pay when due, all taxes, public assessments, and other governmental or municipal taxes, and all assessments 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 an earlier date than that hereunder, and agrees that, should legal proceedings be instituted against the mortgaged premises, and should the mortgagee be appointed receiver, administrator or trustee of the mortgaged premises, it shall authorize the Mortgagee, or any person appointed by the Mortgagee, to take possession of the mortgaged premises and all rents, issues and profits thereof, and to apply the same to the payment of the mortgage debt, and to pay the same to the Mortgagee, and after discharging all charges and expenses of such proceedings, and the execution of its trust as receiver, administrator or trustee, 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 shall be in full force and effect, and all legal proceedings may be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party defendant in any action 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 a court or a law officer, or otherwise, all costs and expenses incurred by the Mortgagee, and all reasonable attorney's fees, shall be paid by the Mortgagor, or shall be payable on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and shall be recoverable and enforceable as such.

7. That the Mortgagee shall hold the title to the mortgaged premises, and should there be a default under this mortgage or in the note secured hereby, the Mortgagee shall have the right to sell the mortgaged premises, and the proceeds shall fully perform all the terms, conditions, and covenants of this mortgage, and if there is a default hereunder, that then this mortgage shall be utterly null and void, otherwise to remain in full force and effect.

8. That the words, "heirs" and "successors" shall include, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, assigns and assigns of the mortgagor, or the Mortgagee, and the singular shall include the plural, the plural the singular, and the word "person" shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 11th day of July 1975.

SIGNED, sealed and delivered in the presence of:

Witness signatures and seals.

STATE OF SOUTH CAROLINA
COUNTY OF

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor's general and assign and deed deliver the within named mortgage and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 11th day of July 1975. Notary Public for South Carolina, My Commission Expires...

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife, waver of the above named mortgage, voluntarily, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does hereby voluntarily, and without any compulsion, dread or fear of any person whatsoever, renounce, release and convey to the mortgagee, and the mortgagee's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower, do and to all and singular the premises within mentioned and referred.

GIVEN under my hand and seal this 11th day of July 1975. Notary Public for South Carolina, My Commission Expires...

Register of Meigs (Inventory) Greenville, S.C.
\$ 2,350.00
W. A. South N. Co., Office Supplies, Greenville, S.C.
Room No. 112
4M 874
Lot 3 Saluda TP
Book 2263 of Mortgages, page 721
As No. 897

Mortgage of Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF
Mortgage of Real Estate