

The Mortgagee further covenants and agrees as follows:

1. That it will charge and secure the Mortgagor for such further sums as may be advanced hereafter, at the option of the Mortgagor, for the payment of taxes, insurance premiums, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagor for any further sums, advances, renewals or credits that may be made by trustee to the Mortgagor, in the same amount 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 Mortgagor 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 Mortgagor against loss by fire and any other hazards specified by Mortgagor, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagor, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagor, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagor, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagor the proceeds of any policy insuring the mortgaged premises and does hereby authorise each insurance company concerned to make payment for a loss directly to the Mortgagor, 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 erected in good repair, and, in the case of a construction loan, that it and a contractor shall complete the portion without interruption and should it fail to do so, the Mortgagor may, at its option, either repair such premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs to 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, times 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 accepts 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, if he so desires, 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 Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceeding be instituted for the foreclosure of this mortgage, or should the Mortgagor become a party of action, including the Mortgagor, in 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 by suit or otherwise, all costs and expenses incurred by the Mortgagor, and a reasonable attorney's fee, shall thereupon be reasonable and payable immediately or on demand, at the option of the Mortgagor, as a part of the debt secured hereby, and may be recovered and added to the debt.

7. That the Mortgagor shall hold and own the premises above described until there is a default under this mortgage or in the note secured hereby. It is the purpose of this instrument that the Mortgagor 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 be, 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 word "one" shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 14th day of July 1975

SIGNED, sealed and delivered in the presence of

James W. Gregory
John M. Wallace

James W. Gregory

SEAL

SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

PROBATE

I, the undersigned Notary Public, do hereby swear the within named witness and make oath that she saw the within named mortgagor sign, seal and affix his mark 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 14th day of July 1975

SEAL

Notary Public for South Carolina
My commission expires 1/12/81

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

BENIGNATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife, spouse of the above named mortgagor, 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 mortgagees and the mortgagor's 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

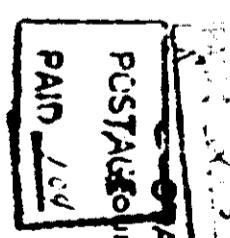
14th day of July 1975

SEAL

Notary Public for South Carolina

My commission expires 1/12/81

1-157



4328 RW-21

Mortgage of Real Estate

JAMES W. GREGORY

James W. Gregory

J. S. PAGET, SR., AS TRUSTEE
P.O. Box 1111
Greenville, S.C.

I hereby certify that the within Mortgage has been

recd. 17th day of July

1975 at 2:21 P.M. recorded in

Book 1244 of Mortgages, page 63

W. No. 2157

Register of Deed Conveyances Greenville County
\$ 10,650.00
W.W. Smith & Co., Office Supplies, Greenville, S.C.
Form No. 112
4M 8/74

Lot 3 E. D. Green property
Greer

14057