the Mortgagee further covenants and agrees as follows:

1. That the entire principal sum of the Mortgage debt may, at the option of the Mortgagee, be advanced hereafter, at the time of the execution of this mortgage, or at any time within ten years from the date hereof, for any purpose permitted by the laws of the State of South Carolina, not exceeding the original amount stated herein. This mortgage shall secure to the Mortgagee not only the original amount shown herein but also any future advances or loans that may be made hereafter to the Mortgagor by the Mortgagee, to the extent that such future advances or loans do not exceed the original amount shown on the face hereof. All such advances 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 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 renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that all premiums therefor shall be paid, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize the company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether or not.

3. That it will keep the improvements now existing or hereafter erected on said premises in good repair, and, in the case of a construction loan, that it will commence construction promptly on the premises covered by this mortgage and should it fail to do so, the Mortgagee may at its option enter upon the premises and make such repairs or do such work as shall be necessary to complete the improvements and construction, and charge the expenses for such repairs or work 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 in vacation, 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 attendant to 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 under 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 due and owing to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed and should any legal proceeding 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 described herein, or should the debt secured hereby, or any part thereof be placed in the hands of an attorney at law for collection by foreclosure or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall be added to the debt secured hereby and be 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 conveyed until there is a default under this mortgage or in the note secured hereby. But if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage and of the note secured hereby, 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 21st day of April, 1975.

SIGNED, sealed and delivered in the presence of:

(SEAL)

(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 mortgage unto mortgagee and that she with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21st day of April, 1975.

(SEAL)

Notary Public for South Carolina
My Commission Expires

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 whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee'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 21st day of April, 1975.

(SEAL)

Notary Public for South Carolina
My Commission expires

1314 Recorded July 18, 1975 at 10:51 A.M.

RECORDED JUL 18 '75

Register of Mesne Conveyance Greenville County

$ 8,259.00
W.A. Smith & Co., Office Supplies, Greenville, S.C.
Form No. 112

Lots 10, 11 & 12 Fairview Cir.,
"R.B. Vaughn Est" Greer, Chick
Spgs Tp

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 18th day of July, 1975 at 11:00 A.M. recorded in Book 1344 of Mortgages, page 176

As No. 1949

BYRON C. STYLES AND
LUCILE E. STYLES
TO
C. G. HENDERSON

Commercial Credit Co.
P.O. Box 2

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDING FEE
PAID $ 2.00

4328 RV.2