BOOK 1559 PAGE 156

such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long 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 Mortgagee unless otherwise provided in writing.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long 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 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 debt hereby secured, or in such amounts as may be required by the Mortgagee, 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 it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company to which any such policy has been issued or may be hereafter issued to pay such proceeds to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not, or to the Mortgagor jointly with the Mortgagee, and directs the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company to which any such policy has been issued or may be hereafter issued to pay such proceeds to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not, or to the Mortgagor jointly with the Mortgagee, and directs each insurance company concerned to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and the Mortgagee jointly. In the case of foreclosure or other transfer of title to the mortgaged property in extinguishment of the debt, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

(3) That it will keep the improvements now existing or hereafter erected on the mortgaged property in good repair and will not commit or suffer any waste of the premises and will not do or suffer to be done anything which will increase the risk of fire or other hazard to the mortgaged property. It will not remove or demolish any building thereon without the consent of the Mortgagee. It will complete and pay for any building or other improvement at any time being erected on the mortgaged property. It will comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the mortgaged property or to the use thereof. The word "Mortgagor" as used herein shall include any subsequent owner of the mortgaged premises unless the context clearly indicates a contrary meaning.

(4) That it will pay, when due, all taxes, public assessments, water rates and other governmental or municipal charges, fines or other impositions against the mortgaged premises and will deliver to the Mortgagee, upon demand, receipts evidencing such payments. It will pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien of this mortgage, and will upon request exhibit satisfactory evidence of the discharge of such superior lien to the Mortgagee.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises as additional security hereunder, and agrees that after any default hereunder, or default in the payment of any indebtedness secured hereby or interest thereon, the Mortgagee, in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of its security, may enter upon and take possession of the mortgaged premises, with full authority to collect the rents, issues and profits thereof, including those past due and unpaid, and may apply the same, after payment of all charges and expenses, including a reasonable attorney's fee, on account of the indebtedness hereby secured. Any such action shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) That if there is a default in any of the terms, conditions or covenants of the Mortgagor, or if any action or proceeding is commenced affecting the mortgaged property or the title thereto, including but not limited to eminent domain, insolvency, bankruptcy or probate proceedings, or if the Mortgagor becomes a party to any suit involving this Mortgage or the title to the premises, or if the Mortgagor fails to pay any indebtedness when due, or if any warranty or representation made by the Mortgagor herein or in any application for a loan secured hereby proves to be false in any material respect, then the whole of the indebtedness secured hereby, including principal and interest, shall become due and payable immediately, at the option of the Mortgagee, without notice to the Mortgagor, and the Mortgagee may proceed to foreclose this mortgage and collect the indebtedness hereby secured in any manner provided by law for the collection of debts secured by mortgages of real estate. Should any legal proceeding be instituted for the foreclosure of this mortgage or to collect the debt secured hereby, or any part thereof, the Mortgagor agrees to pay a reasonable attorney's fee, and all costs and charges incurred by the Mortgagee, as a part of the debt secured hereby and payable out of the proceeds of the sale of the mortgaged premises. Any delay or failure to exercise any right hereunder shall not operate as a waiver of any default hereunder or an estoppel to the exercise of any such right upon the occurrence of any subsequent default.

(7) That the Mortgagor shall hold and enjoy the premises until the debt secured hereby, or any part thereof, becomes due, whether by acceleration or otherwise, and shall then surrender possession thereof to the Mortgagee, or to the purchaser at any sale thereof, upon demand.

(8) That the Mortgagee may release any part of the premises described herein without releasing the balance of the premises from the lien of this mortgage, and may release any party liable for any indebtedness secured hereby without releasing any other party so liable or releasing the premises from the lien of this mortgage.

(9) That the Mortgagor shall be entitled to a satisfaction of this mortgage upon the payment of the debt secured hereby, and the Mortgagee may require that a satisfaction be executed and recorded at the expense of the Mortgagor.

(10) 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 number 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 1st day of December, 1981.

SIGNED, sealed and delivered in the presence of:

Jimmy L. Stephens (SEAL)

Connie S. Tankersley

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY appeared before me Connie S. Tankersley and made oath that he saw the within named Jimmy L. Stephens sign, seal and as his act and deed deliver the within written mortgage deed and that he with Jimmy L. Stephens witnessed the execution thereof.

SWORN to before me this 1st day of December, 1981.

Connie S. Tankersley (SEAL)
Notary Public for South Carolina
My commission expires: 11/7/89

Recorded Dec. 4, 1981 at 2:35 P.M.

13121

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Jimmy L. Stephens

TO 21571

Home Lumber Company, Inc.

SATISFIED AND CANCELLED OF RECORD
Greer, South Carolina May 19, 82
Connie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:35 O'CLOCK P. M. NO. 13121

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 4 day of December 1981 at 2:35 P.M. recorded in Book 1559 of Mortgages, page 155 As No. 13121

Connie S. Tankersley
Register of Mesne Conveyance Greenville County

WILLIAMS & HENRY
ATTORNEYS AT LAW
GREENVILLE, SOUTH CAROLINA

$14,270.25
Lot 10 & Pt. Lot 9
Stonehenge Ct.
Windsor Oaks Sec. I

4328 RV-2

0001