

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 not secure the Mortgagee for any further loans, advances, reductions or credits that may be made hereafter to the Mortgagor by the Mortgagee, except 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 by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee for an amount not less than the full replacement value of such improvements as may be required by the Mortgagee, and in companies acceptable to it and the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form to be approved by, the Mortgagee, and that it does hereby assign to the Mortgagee the proceeds of any such insurance policies and that it authorizes each insurance company concerned to make payment for a loss directly to the Mortgagee, whether due or not.
- (3) That it will keep all improvements now existing or hereafter erected on the mortgaged property in good repair and shall cause the same construction until completion, without interruption, and should it fail to do so, it shall cause the same to be constructed at its expense, and the cost of such construction shall be added to the mortgage debt.
- (4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges. That it will comply with all governmental and municipal laws and regulations.
- (5) That it hereby assigns all rents, issues and profits of the mortgaged premises from and after the date hereof to the Mortgagee, and shall cause a receiver of the mortgaged premises with full authority to take possession of the mortgaged premises and collect the rents, issues and profits thereof to be filed by the Court in the event said premises are occupied by the mortgagor and after deducting all costs and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issue 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, or should the Mortgagor 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 for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately 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 Mortgagor shall hold and enjoy the premises above mentioned until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if 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 entirely 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 15th day of August, 1975.

SIGNED, sealed and delivered in the presence of:

Mary B. Black (SEAL)
 Mary B. Black (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF _____

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 witnesses subscribed above witnessed the execution thereof.

SWORN to before me this 15 day of August 1975.

Notary Public for South Carolina.

STATE OF SOUTH CAROLINA
COUNTY OF _____

MORTGAGOR A WOMAN
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)'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 re-released.

GIVEN under my hand and seal this

day of _____ 19 _____

Notary Public for South Carolina.

RECORDED 1975 at 12:13 P.M.

I hereby certify that the within Mortgage has been this 15th day of August 1975 at 12:13 P.M. recorded in Book 1216
 Mortgages page 183
 A. N. 11508
 Registrar of Mesne Conveyance
 Greenville County
 \$ 111.00
 Date: 1975 A. Panson Rd.

Mortgage of Real Estate

CRYOVAC EMPLOYEES FEDERAL CREDIT UNION

MARY B. BLACK

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RILEY & RILEY

NOTARY PUBLIC