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 Mortgager 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 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 it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does all premiums therefor when due; and that it does hereby assign to the Mortgagee to the autent of the halance enting on hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, 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 will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or 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, 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 otherwise, 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 according and the according of its tout as receiver shall apply the receiver and profits toward the parameter of the attending such preceeding 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 coverants of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgager 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 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 any attorney at law 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 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 Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the rote 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 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 included the plural, the plural the singular, and the use of any

| gender shall be applicable to all genoers.   |  |
|--|--|
| WITNESS the Mortgagor's hand and seal this 18th day of SIGNED, sealed and delivered in the presence of:  | March, 19 76   |
| But Dock   | Coorgo Harris (SEAL)   |
| 1.700.1.77   | George Harris (SEAL)   |
| as to George Harris,   | mili Hairs   |
| Marilyndolker // //  | Mabel Harris (SEAL)  |
| Knabel Harris Joseph Vor   | (SEAL)   |
| (as to Mabel Harris) - Donald M. Robins  |  |
| STATE OF SOUTH CAROLINA: ) New York  | PROBATE  |
| COUNTY OF ANY  | Mabel Harris   |
| , m  | med witness and made oath that (s)he saw the within named mortgagor sign, that (s)he, with the other witness subscribed above witnessed the execution  |
| thereof.   |  |
| SWORN to before me this 18th, day of March,  | 96.  |
| Notary Public for South Carolina. IN CONTROL (SEAL)  | Marilyn Kolker   |
| Notary Public for South Carolina.  My Commission Expires: 3 (30/1)   | mgi iiyii isomer   |
|  |  |
| STATE OF MOREN CARDENAN NEW YORK   | RENUNCIATION OF DOWER  |
| COUNTY OF SOME SOLE OF THE PARTY OF THE PART | 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,   |
| relinquish unto the mortgagee (stand the mortgagee's(s)) heirs or succe of dower of, in and to all and singular the premises within mentional  | 33013 and dangers, we need without the   |
| GIVEN under my hand and soul this  |  |
| // day of March 1996.  | Mabel Harris   |
| (SEAL)   | Mater narris   |
| Notary Public for South Carolina. NEW 164  | ntinued  |
| , -  |  |
| I hereby that hat at hat Mortgage Register Register  | STATE O GEORGE 1   |
| Mortgage  hereby certify that the with the with the with the solution of April the Lisse P. M. results of Mesne Conveyange 217  Register of Mesne Conveyange P. BRADI Atto Greenvill  \$5,700.00  Lot 291 Foxball "Woodfields"   |  |
| Mortic Mortify the hy certify the hy certify the hydrony pages, pages, pages, pages, 700.00, 700.00  | は<br>で<br>で<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>の<br>に<br>に<br>に<br>に<br>に<br>に<br>に<br>に<br>に<br>に<br>に<br>に<br>に   |
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| the within brill  217  Conveyance  Conveyance  Atton  Greenville  Sti  | OUTH GREE GREE   |
| gage of at the within Mo April P. M. recorded 217 Conveyance P. BRADLEY M Attorney a Greenville, Sou Schall Rd.  | ONI PROPERTY OF THE COMPANY OF THE C |
| in Moral orded orded orded orded Rd . South  | STATE OF SOUTH CARO COUNTY OF GREENVILLE GEORGE HARRIS AND MABE DORA B. SHE  |
| Mortgage of Rec hereby certify that the within Mortgage ay of April ay of April dortgages, page 217 A. recorded in Be legister of Mesne Conveyance Green P. BRADLEY MORRA Attorney at Law Greenville, South Ca \$5,700.00  \$5,700.00  | ERACK & GAS BRADLEY OF SOUTH CAROL OUNTY OF GREENVILLE FORGE HARRIS AND MABE.  TO  DORA B. SHE   |