

The Mortgagee 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, utility charges, or other charges payable by the mortgagor. This mortgage shall also secure the Mortgagee for any further loans, advances, or advances of funds that may be made hereafter by the Mortgagee to the mortgagor, including as the total indebtedness thus secured, the interest thereon, and the cost of collection. 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 the Mortgagee in a policy or policies not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in compliance with 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 indorsed 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 hereby authorize each insurance company or insurer to make payment of a loss payable 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 on the mortgaged property, and on the premises, in such good repair and condition as shall be required by the Mortgagee, and shall at all times keep the same in such good repair and condition as shall be required by the Mortgagee, and shall make whatever repairs are necessary, including the completion of any construction work now existing on the premises, or 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 taxes and charges against the mortgaged premises. That it will comply with all governmental and municipal laws and ordinances affecting the mortgaged premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after a default by mortgagor, and in cases that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction thereof, or any court of competent jurisdiction, or any receiver of the mortgaged premises, or the full authority to take possession of the mortgaged premises, and to let the same, as an agent, and to collect a reasonable rental to be paid by the Court in the event such premises are sold, and to pay the mortgage debt and other debts, and all charges and expenses attending such proceedings and the execution of its trust as receiver, shall apply the proceeds 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 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 Mortgagee become a party of any suit involving this Mortgage or the title to the premises, or should the debt secured hereby, or any part thereof be placed in the hands of any attorney at law for collection, or in other manner, 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 by foreclosure.

7. That the Mortgagee shall hold and own the premises above conveyed until there is a default under this mortgage, or in the note secured hereby. If at the time of the making of this instrument it shall be determined that if the Mortgagee 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 include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 9th day of June 19 76

SGNFD sealed and delivered in the presence of

*Sandra M. Budwell*  
*Arthur W. Hunt*

By: *James C. Roach* (SEAL)  
 James C. Roach, President (SEAL)  
*Stephen G. Jones* (SEAL)  
 STEPHEN G. JONES (SEAL)

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE } 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 witness subscribed above witnessed the execution thereof.

SWORN to before me this 9th day of June 1976

*Sandra M. Budwell* (SEAL)  
 Notary Public for South Carolina  
 My Commission Expires: 1/7/85

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 whatsoever, 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 ed, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of June 19 76

*Sandra M. Budwell* (SEAL)  
 Notary Public for South Carolina  
 My commission expires: 1/7/85

*Charlotte S. Jones*  
 CHARLOTTE S. JONES

RECORDED JUN 10 '76 At 9:24 A.M. 32127

LONG, BLACK AND GASTON  
 COUNTY OF GREENVILLE  
 RECORDING FEE PAID \$ 2.50  
 JUN 10 1976  
 STATE OF SOUTH CAROLINA  
 S - 20 2

PROGRESSIVE BUILDERS, INC.  
 AND STEPHEN G. JONES

TO

SOUTHERN BANK & TRUST COMPANY

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 10th day of June 19 76 at 9:24 A.M. recorded in Book 1369 of Mortgage, page 809

As No. \_\_\_\_\_

Register of Deeds Greenville County

LONG, BLACK & GASTON  
 ATTORNEYS AT LAW  
 108 East North Street  
 Greenville, S.C. 29601

\$ 50,000.00  
 Lot for Pleasantburg Dr. (S.C. Hwy 291) & Piney Mt. Rd. (S.C. Rd. 146)  
 Also Lot 1 & N Rail Road R/W

12-M 8237