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 for any purpose provided for in the covenants herein. This mortgage shall secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter by the Mortgagee to the Mortgagor so long as the total indebtedness thereby 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 premises insured as may be required from time to time by the Mortgagee against loss by fire and other hazards specified by Mortgagee in an amount not less than the mortgage debt, or such amounts as may be required by the Mortgagee, and in companies acceptable to the Mortgagee, 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 hereby authorize each insurance company concerned to make payment for a loss covered by such policy to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not.

3. That it will keep the improvements now existing or hereafter erected on the mortgaged premises in good repair and will not commit or suffer any waste thereof. That it will not remove any building from the premises without the consent of the Mortgagee. That it will complete in a good and workmanlike manner any building which may be constructed on the premises, make all repairs as required, including the replacement of fixtures, and pay, when due, all costs and expenses incurred in connection therewith, including compensation to surveyors and architects for such repairs or the supervision of such construction, as shall be required by the mortgage debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or impositions, for the payment of which sufficient funds may not be on deposit with the Mortgagee, and that it will promptly deliver to the Mortgagee receipts evidencing such payments. 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 for and during the period that any default exists under this mortgage, and if legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction of the case may appoint a receiver of the mortgaged premises, and shall authorize to take possession of the premises, collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event such premises are occupied by the mortgagor, and after deducting all charges and expenses attendant upon such proceeding and the execution of its trust as receiver, shall apply the net balance 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 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 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 Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true intent and 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 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 9th day of June, 1976.

SIGNED, sealed and delivered in the presence of:

PROGRESSIVE BUILDERS, INC.

By: James C. Roach (SEAL)
James C. Roach, President

(SEAL)

(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 (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 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 9th day of June, 1976.

(SEAL)

Notary Public for South Carolina.
My commission expires: 1/7/85

CHARLOTTE S. JONES

RECORDED JUN 10 '76 At 9:26 A.M.

32126

Mortgage of Real Estate

PROGRESSIVE BUILDERS, INC.
and STEPHEN G. JONES

TO

O. B. GODFREY

I hereby certify that the within Mortgage has been this 10th day of June, 1976 at 9:26 A.M. recorded in Book 1369 of Mortgages, page 811

As No. _____

Register of Mesne Conveyance, Greenville County

$26,000.00
Lot Con. Pleasantburg Dr. (S.C. Rd. 291) & Pine Mtn. Rd. (S.C. Hwy 16) Also Lot P & N Railroad R/W

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

LONG, BLACK AND GASTON
JUN 10 1976
5-10-76 X 32126

RECORDING FEE
PAID $ 2.50

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROGRESSIVE BUILDERS, INC.
and STEPHEN G. JONES

TO

O. B. GODFREY

2:PM 8234