The Mortgager 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 Mortgage for any further loans, advances, readvances or credits that may be made hereafter to the Mortgage by the Mortgagee so long as the total indebtness 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 hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the eatent 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 or the completion of such construction to the mortgaged premises or the completion of such construction to

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured bereby, 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 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 note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and convenants 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 Mortgagor's hand and seal this

SIGNED, sealed and delivered in the presence of:

Addle Hours

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA COUNTY OF LICENCES PROBATE

Personally appeared the undersigned witness and made oath that (s'he saw the within named mortgagor(s) sign, seal and as the mortgagor's(s') act and deed, deliver the within written Mortgage, and that (s'he with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 24th day of June 1980

Que E. 1 elson (SEAL) Lelly Hart

Notary Public for South Carolina

My commission expires: August 23,1989

STATE OF SOUTH CAROLINA COUNTY OF

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 mortgagors) respectively, del 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

(SEAL)

Notary Public for South Carolina.
My commission expires: UMG ust 23, 1989
RECORDED JUN 26 1980

at 2:54 P.M.

I hereby certify that the within Mortgage this 26th Register of Mesne Conveyance St. Mortgage \$7,200.00 Lots 245 & . Pleasant V inancolometica large vitur heemaille, SC. 29606 ᅌ Mortgages, page. Valley 246 Longhill Real Estate Greenvill Gounty .M. recorded 뚌

STATE OF JUN 2 6 1969 36 77.57

4328 RV-2