

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, 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 Mortgagor 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, 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 for such insurance, 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 extent of the balance owing on the Mortgage debt, whether the 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, employ a third party to 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, taxes, 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 agrees all rents, issues and profits of the mortgaged premises from and after any default hereunder, and issues that should legal process be taken, and that it covenants to this instrument, any judge having jurisdiction in such cases, at the option of the Mortgagee, to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable amount to be fixed by the Court in the event said premises are sold by the mortgagee and after deducting all charges and expenses of such proceeding and the execution of such judgment as aforesaid, shall apply the 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 covenants or conditions of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums due or to become due by the Mortgagee on this mortgage shall be immediately due and payable, and this mortgage shall be enforceable in full. Should any legal process be taken to enforce the foreclosure of this mortgage, or should the Mortgagee become a party to any suit involving this mortgage, or the sale of the premises secured hereunder, or should the debt secured hereby, or any part thereof be placed in the hands of any court, as lawfully required, or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable 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 described until there is a default under this mortgage or in the note secured hereby. It is the true intention of this instrument that if the Mortgagee shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and effect.

8. That the covenants herein contained shall bind and the benefits and advantages shall inure to, the respective heirs, executors, administrators, assigns and assigns of the parties hereto. Wherever used the singular shall include the plural, the plural the singular, and the masculine gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 2 day of December 1977
SIGNED and delivered to the Mortgagee by:
Sharon E. Blackwell
Lawrence J. Minette, M.D. (SEAL)
SEAL
SEAL
SEAL

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
Personally appeared the undersigned witness and made oath that she saw the within named mortgagor, and as to her and does deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.
SIGNED and sworn to before me this 2 day of December 1977
Sharon E. Blackwell (SEAL)
Notary Public for South Carolina
My Commission Expires 3-18-80

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }
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 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 2 day of December 1977
IRIS N. MINETTE (SEAL)
Notary Public for South Carolina
My commission expires 3-18-80

RECORDED DEC 6 1977 At 12:31 P.M. 17385
Mortgage of Real Estate
I hereby certify that the within Mortgage has been
this 6th day of December
1977 at 12:31 P.M. recorded in
Book 1117 of Mortgages, page 899
As No.
Register of Means Conveyance Greenville County
\$11,250.00
Lot 140, CLEVELAND Tp.
LAWRENCE J. MINETTE, M.D.
NICHOLAS P. MITCHELL, III
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TO
J. D. VANN, JR. and SYBIL
W. VANN

2-11-77