

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, realizations or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness secured by this mortgage shall not exceed the original amount of such loans or advances. 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 premises insured against fire and other perils or hereafter are or may be required from time to time by the Mortgagee and any other hazards specified by Mortgagee in a contract not less than the mortgage debt or such other amount as may be determined by the Mortgagee and in companies acceptable to it and that all such policies and amounts thereof shall be held by the Mortgagee and shall be payable directly to the Mortgagee and that it will pay all such premiums and deductibles and shall be bound to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether or not the Mortgagee is insured.

3. That it will keep the premises in good repair and in the use of a good structure and that it will cause the same to be repaired and reconstructed and should it fail to do so the Mortgagee may at its option enter upon said premises, make such repairs and reconstruction as it may deem proper and complete any construction work underway and charge the expenses for such repairs or the reconstruction to the Mortgagee.

4. That it will pay all taxes, assessments and other governmental or municipal charges, fines or other impositions against the mortgaged premises. It will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

5. That the Mortgagee shall be entitled to the rents 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 rents and profits of the mortgaged premises and 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, or otherwise, all costs and expenses incurred by the Mortgagee and a reasonable attorney's fee shall thereupon become a part of the debt secured hereby and the receiver, should he be appointed, shall apply the rents 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 the moneys due by the Mortgagee 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, or otherwise, all costs and expenses incurred by the Mortgagee and a reasonable attorney's fee shall thereupon become 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 on the part of the Mortgagee on the note secured hereby. It is the intention of the parties hereto 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 value.

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 6th day of April 1978.
SIGNED, sealed and delivered in the presence of:
[Signatures: Jane Keelley, Ed C. Wall, L. D. Steve Merritt] (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that she 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 6th day of April 1978.
[Signatures: Jane Keelley, Ed C. Wall] (SEAL)
Notary Public for South Carolina
My Commission Expires 9-17-85

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 mortgagor(s) and the mortgagor(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 6th day of April 1978.
[Signatures: Jane Keelley, Quana M. Merritt] (SEAL)
Notary Public for South Carolina
My Commission Expires 9-17-85

RECORDED APR 6 1978 At 3:55 P.M. 29575
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
G. STEVE MERRITT
PLEASE MAIL TO
THE BANK OF GREER
Drawer 708
Greer, S.C. 29651
Mortgage of Real Estate
I hereby certify that the within Mortgage has been this 6th day of April 1978 at 3:55 P.M. recorded in Book 1428 of Mortgage, page 159 As No.
Register of Deeds Conveyance
GREENVILLE County
LAW OFFICES OF
\$ 20,000.00
0.81 Acs U.S. Hwy 29 Chick Spgs
TP

2-NV 6234