

The Mortgagee further covenants and agrees as follows:

- 1. That the mortgage shall secure the Mortgage 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, realizations or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the real estate hereinafter described shall not exceed the original amount of the first loan. All sums 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 the Mortgagee shall have the right to require or hereafter exercise the mortgage property as well as may be required from time to time by the Mortgagee or its assigns and any other persons specified by the Mortgagee in a written instrument not less than the mortgage debt, or may cause the same to be sold by the Mortgagee or its assigns in company with a responsible third party, and that all such sales and conveyances thereof shall be held by the Mortgagee or its assigns until the mortgage debt and all other claims and debts of the mortgagor payable to the Mortgagee and that it will pay therefrom the mortgage debt and all other claims and debts of the mortgagor payable to the Mortgagee and that it will pay the same to the Mortgagee or its assigns and that it will make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt at the time of sale.
- 3. That the Mortgagee shall have the right to hereafter erect and build thereon and in the use of a structure or structures that it will own, lease, sell, convey, or otherwise dispose of, and shall be fully liable to do so. The Mortgagee may, at its option, enter upon said premises, make alterations, repairs, improvements, and the completion of any contract for work or repair and charge the expenses for such repairs or the completion of such contract to the mortgagor.
- 4. That the Mortgagee shall have the right to sue and recover and other sums, real and personal, charges, fees or other disbursements against the mortgagor and premises and to comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- 5. That should any court of law or equity or any other tribunal, judge or arbitrator, or any legal proceeding, and agree that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged premises with full authority to take possession of the mortgaged premises, and sell at the best price for cash and profits, including a reasonable profit for the Court in the event said premises are occupied by the mortgagor and other debtors, all charges and expenses attending such proceedings and the execution of its trust as receiver, shall apply the proceeds of the sale to the payment of the debt secured hereby.
- 6. That if there is a breach of any of the terms, conditions or covenants of this mortgage or of the note secured hereby, then, at the option of the Mortgagee, all or any part of the mortgage shall become immediately due and payable, and the 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 court, at law or equity, or should any other action or proceeding be commenced against 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 in the payment of the note secured hereby. It is the intention of this instrument that if the Mortgagee shall fully perform all the terms, conditions and covenants of the mortgage, and if the mortgagor and his heirs, assigns and assigns shall be fully paid, then this mortgage shall be utterly null and void, otherwise to remain in full force and virtue.
- 8. That the covenants, conditions and terms shall hold, and the benefits and advantages shall inure to the Mortgagee, his executors, administrators, successors and assigns, at 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 7th day of April 1978.

SIGNED, sealed and delivered in the presence of:

*Janette C. Hendrix* (SEAL)  
*Ronald G. Jackson* (SEAL)

*Mary Parker Patterson* (SEAL)  
 MARY PARKER PATTERSON (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 7th day of April 1978.

*Ronald G. Jackson* (SEAL) *Janette C. Hendrix*  
 Notary Public for South Carolina

My Commission Expires 1/15/85

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE } RENUNCIATION OF DOWER  
 N/A Woman Mortgagor

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 (they) 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)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

\_\_\_\_\_(SEAL.)  
 Notary Public for South Carolina

RECORDED APR 7 1978 At 4:13 P.M. 29712

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

MARY PARKER PATTERSON  
 TO  
 SOUTHERN BANK AND TRUST COMPANY

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 7th day of APRIL 1978 at 4:13 P.M. recorded in Book 1428 of Mortgages page 288. As No. \_\_\_\_\_

Register of Mortgages Greenville County  
 LAW OFFICES OF  
 \$10,000.00  
 725 90, Altamont Rd

BRISSEY, LATHAN, SMITH & BARBARE, P.A.  
 29712