

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, assessments, premiums, public assessments, repairs of and other property payments to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, or advances or amounts that may be made in matter to the Mortgagee by the Mortgagee, including as the term in business thus secured, but not exceed the original amount secured by the first record. 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 full, as aforesaid, 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 so named to make payment on a loss directly to the Mortgagee, to the extent 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 shall have the right to complete the same, and make whatever repairs are necessary, including the completion of any construction work, and the cost of 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 taxes, and all other taxes and assessments against the mortgaged premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises from the date hereof until the debt is completely paid, and that should legal process be instituted pursuant to this instrument, any order having jurisdiction over the same shall have the right to appoint a receiver of the mortgaged premises with full authority to take possession of the same, and to collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event of the mortgaged premises being vacant, and to apply the same, and all other sums and expenses of such proceeding and the execution of its trust as receiver, shall apply the same to the payment of the mortgage debt and profits thereon, 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 notes secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal process 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 secured hereby, or should the debt secured hereby, or any part thereof be placed in the hands of any trustee at law for collection, or otherwise, all costs and expenses incurred by the Mortgagee, including attorney's fees, shall be paid by the Mortgagor, and shall be a lien in addition to the debt secured hereby, and shall be a part of the debt secured hereby, and may be so added to the debt secured hereby.

7. That the Mortgagee shall hold and enjoy the premises hereinafter conveyed until the debt is paid in full under this mortgage or in the note secured hereby. If at the time of the making of this mortgage, or at any time thereafter, the Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage, and of the notes secured hereby, 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. Whichever shall be singular shall include the plural, the plural the singular, and the use of the gender shall be applicable to the other.

WITNESS the Mortgagor's hand and seal this 27th day of December 1978

SIGNED, sealed and delivered by the presence of

Leslie Grant
Leslie Grant

F. Robert Cook
F. Robert Cook

(SEAL)

(SEAL)

(SEAL)

(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 27th day of December 1978

Leslie Grant
Notary Public for South Carolina
My Commission Expires 3/24/87

SEAL

Leslie Grant

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, duress or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagee and the mortgagee'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 related.

GIVEN under my hand and seal this 27th day of December 1978

Marie S. Cook
Notary Public for South Carolina
My commission expires

SEAL

Marie S. Cook

RECORDED JAN 5 1979

at 2:41 P.M.

29673

Register of Deeds - Greenville County
\$18,976.88
41.12 Acres Latimer Mill Rd.
LONG, BLACK & GASTON
ATTORNEYS AT LAW
109 East North Street
Greenville, S.C. 29601

I hereby certify that the within Mortgage has been
this 5th day of January
1979 at 2:41 P.M. recorded in
Book 1454 of Mortgages, page 520
As No.

Mortgage of Real Estate

Mary Ann Ayers
Route 4, Piedmont 29673

TO

F. Robert Cook

LONG, BLACK & GASTON
STATE OF SOUTH CAROLINA
COUNTY OF Greenville
29673 X

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