

The Mortgagor further covenants and agrees as follows:

1. That the mortgage shall secure the Mortgagor for such sum or sums as may be advanced by Mortgagor at the option of the Mortgagor, for the payment of taxes, insurance premiums, public assessments, rents or other amounts payable by Mortgagor under the terms of the mortgage, and also for the Mortgagor for any further loans, advances, realizations or amounts that may be made available to the Mortgagor by the Mortgagor's sole or as the total indebtedness that would does not exceed the original amount of the mortgage. All such additional shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagor unless otherwise provided in writing.
2. That it will keep the improvements now existing or hereafter erected on the mortgaged property in good repair and in the event of a construction loan, that it will continue construction until completed without interruption, and should it fail to do so, the Mortgagor shall, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work unfinished, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.
3. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
4. That it hereby assigns all rents, issues 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 mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deferring all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.
5. That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured herein, then, at the option of the Mortgagor, all sums then owing to the Mortgagor by the Mortgagor 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 Mortgagor become a party to any suit involving this Mortgage or the title to the premises, mentioned herein, or should the debt secured hereby, or any part thereof be placed in the hands of any attorney at law for collection, for suit or otherwise, all costs and expenses incurred by the Mortgagor, and a reasonable attorney's fee, shall be payable to same day and payable immediately on demand, at the option of the Mortgagor, as a part of the debt secured hereby, and may be recovered and collected hereunder.
6. That the Mortgagor shall hold and own the premises above mentioned 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 fail to 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 virtue.
7. That the covenants herein contained shall bind, and the 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 one gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal the 11th day of January 1979

SIGNED, sealed and delivered in the presence of

Cordell P. Porter

Charles R. Barber SEAL

SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA

COUNTY OF

PROBATE

I personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and affix his and her hand and true deliver the within instrument and that she with the other witness subscriber, attests and swears the same to be true.

SWORN to before me the 11th day of January 1979

Levi C. Bishop, Public Notary for South Carolina
Notary Public for South Carolina
State of South Carolina

SEAL Levi C. Bishop

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

I, the undersigned, Nannie Bishop, do hereby renounce and release all my dower, or any interest, or the undivided one-half share of the above named mortgagor, respectively, in the land appearing to him and her, upon being given to the remaining co-heirs, to the end that the same may be undivided, and without any impediment, claim or right of any person, in any way, concerning, releasing and forever disengaging the mortgagor, and the mortgagor's heirs or successors in title, against all his interest and estate and all his right and claim of dower, of and to all and singular the premises within described, and released.

GIVEN under my hand and seal the

day of 11 Jan 1979
Signed by Nannie Bishop
Notary Public for South Carolina
State of South Carolina

SEAL Nannie Bishop

RECORDED JAN 16 1979 at 2:39 P.M.

SEARCHED INDEXED SERIALIZED FILED
Cordell P. Porter and Charles R. Barber
1455 Main Street, Greenville, S.C.
1979

Mortgage of Real Estate

I hereby certify that the within Mortgage has been

filed 16th day of January

1979 at 2:39 P.M. recorded in

Book 1455 at Mortgage page 335

SEARCHED INDEXED SERIALIZED FILED
RILEY & RILEY
Attn: H. AND H. RILEY
Greenville, South Carolina

1500-330