

The Mortgage further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee's loan to the mortgagor for the purchase of the premises hereinafter described, and the payment of taxes, insurance premiums, public charges, and other obligations which may be imposed upon the premises. The Mortgagee shall also secure the Mortgagee for any further loans, advances, or payments of principal or interest which may be made by the Mortgagee to the mortgagor, or to any other person, and the total indebtedness for such loans, advances, or payments shall be payable on demand of the Mortgagee, and 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 in good repair, and shall be responsible from time to time to the Mortgagee against loss by fire and any other hazards specified by the Mortgagee, or by an act of God, for the mortgage debt, or in such amounts as may be required by the Mortgagee, and all expenses acceptable to it, and that all such repairs and renewals thereof shall be held by the Mortgagee, and have attached thereto the same priority in favor of and in time as if they were made by 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 concerned to make payments for 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 at its option enter upon said premises, 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, fines 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 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 order having jurisdiction, made at Chambers or District Court, 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 deducting 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.

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 sums then owing to the Mortgagee on the Mortgage 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 to 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 an attorney at law for collection, or suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately on demand 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 alone, undisturbed until there is a default under this mortgage or in the note secured hereby. If it is the true meaning of this instrument 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 virtue.

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. Whichever word 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 18th day of January 1979

SIGNED sealed and delivered in the presence of

[Signature] _____ SEAL
 Ronald L. Tyner
[Signature] _____ SEAL
 Margaret A. Tyner
 _____ SEAL
 _____ SEAL

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville

FORBATE

Personally appeared the undersigned witness and made oath that s/he saw the within stated mortgage signed, sealed and as its attested deed delivered the within stated instrument and that s/he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 18th day of January 1979
[Signature] _____
 Notary Public for South Carolina
 My Commission Expires 6-12-80

STATE OF SOUTH CAROLINA
 COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify into all proper records that the said wife of the above named mortgagor, respondent, did this day appear before me, and read upon being properly and separately examined by me, and declare that she does freely, voluntarily, and without any compulsion, duress or fraud, of her own free will and choice, release and convey to the mortgagor, and the mortgagee's heirs or assigns, all her interest and estate, and all her right and claim of dower of and in, to all and singular the premises within hereinafter specified.

GIVEN under my hand and seal this 18th day of January 1979
[Signature] _____
 Margaret A. Tyner

RECORDED
 1979 JAN 19 11:59 A.M.
 I hereby certify that the within Mortgage has been duly recorded in the Public Office of the Notary Public for South Carolina, Book 2455 of Mortgages, page 607.

Amount of Money Lending: \$13,500.00
 RILEY AND RILEY
 Attorneys at Law
 Greenville, South Carolina

5.05 Acres Buncombe Rd.

Mortgage of Real Estate

Elma R. Davis
 TO
 RONALD L. & MARGARET A. TYNER

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

RILEY & RILEY-S

2-24-80