The Mortgagor further covenants and agrees as follows:

1. That the Mortgagor shall pay to the Mortgagee for such further sum as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes or other governmental assessments, repairs or other purposes pursuant to the covenants herein, [illegible] shall be payable on demand of the Mortgagee unless otherwise provided in writing.

2. That [illegible] existing or hereafter erected on the mortgaged premises [illegible] shall be paid when due and payable [illegible] the Mortgagee [illegible] payment for a loss directly to the Mortgagee, to the extent of the balance owing to the Mortgagee [illegible]

3. That [illegible] hereafter erected on said premises shall be kept in good repair and in the case of a mortgage [illegible] and should it fail to do so the Mortgagee may, at its option, enter upon said premises [illegible] and pay the expense thereof [illegible] and charge the expense to the [illegible]

4. That [illegible] all taxes, 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 judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the rents and profits with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental for the time the Grantor or the owner said premises are occupied by the mortgagor and after deducting all charges and expenses attendant to 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 indebtedness owing by the Mortgagor 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 the Mortgagor 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 by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall then accrue to the Mortgagee and be payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be included in any judgment or decree.

(7) That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the intent hereof and this instrument that if the Mortgagor shall fully perform all the terms, conditions and covenants of the mortgage, and of the note secured hereby, 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. 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 Mortgagor's hand and seal this day of 1979.

SIGNED, sealed and delivered in the presence of:

Alice M. Kearney — Bruce A. Fox (SEAL)

Mary McCall — Teresa G. Fox (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 (she) with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this day of 1979.

Alice M. Kearney (SEAL)
Notary Public for South Carolina
My Commission Expires: [illegible]

Mary McCall

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 mortgagee(s) and the mortgagee's(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

day of 1979.

[illegible] (SEAL)
Notary Public for South Carolina
My Commission Expires: [illegible]

[illegible]

RECORDED FEB 9 1979 at 11:55 A.M. [illegible]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BRUCE A. FOX and TERESA G. FOX

TO

THE BANK OF TRAVELERS REST

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 9th day of February 1979 at 11:55 A.M. recorded in Book 1457 of Mortgages page 200 As No. [illegible] Register of Mesne Conveyance Greenville County

$15,000.00 LAW OFFICES OF
KENNETH C. PORTER
10 Acres Ledbetter Road.

4329 RV.2