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The Mortgagee further covenants and agrees as follows:

- 1. That this 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 total indebtedness thereon does not exceed the original amount of the loan hereon. All sums so advanced shall bear interest at the same rate as the mortgage hereon and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
- 2. That it will keep the premises hereon existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against fire, theft and any other hazards specified by the Mortgagee in a policy not less than the mortgage debt, or a policy of fire and theft insurance issued by the Mortgagee, and in compliance hereof shall cause all such policies to be issued and shall be held by the Mortgagee and the proceeds therefrom shall be payable to the Mortgagee and shall be held by the Mortgagee for the benefit of the Mortgagee and the proceeds therefrom shall be payable to the Mortgagee for the benefit of the Mortgagee and the proceeds therefrom shall be payable to the Mortgagee for the benefit of the Mortgagee.
- 3. That it will keep the premises hereon existing or hereafter erected in good repair and in the case of a construction thereon it will cause the same to be constructed in accordance with the plans and specifications approved by the Mortgagee and should it fail to do so the Mortgagee may at its option enter upon said premises, make and complete any repairs or reconstruction of any construction work underway and charge the expenses for such repairs or the reconstruction thereof to the Mortgagee.
- 4. That it will pay when due all taxes, public assessments, and other governmental or municipal charges, fees 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 waives all rents, issues and profits of the mortgaged premises from and after any default hereunder and agrees that should any 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 attorney's fee to be paid by the Court in the event said premises are occupied by the Mortgagee and after deducting all charges and expenses attending such possession 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 due and payable by the Mortgagee 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 debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection 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, at the option of the Mortgagee, as a part of the debt secured hereby, and may be enforced and collected hereunder.
- 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, in which event 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, assigns and assigns of the parties hereto. Wherever 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 12 day of February 1979.

SIGNED and delivered in the presence of:

Cathy B. Loftis (SEAL)
 _____ (SEAL)
 _____ (SEAL)
 _____ (SEAL)

Robert H. Wynne, Jr. (SEAL)
 ROBERT H. WYNNE, JR. (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
 COUNTY OF GREENVILLE }

I, the undersigned Notary Public, do hereby certify that the within named mortgagee personally appeared the undersigned witness and made oath that she saw the within named mortgagee sign, seal and as to act and deed deliver the within written instrument and that she is in compliance with the other written subscribed above witnessed the execution thereof.

SWORN to before me this 12 day of February 1979.

[Signature] (SEAL)
 Notary Public for South Carolina 10/18/84

Cathy B. Loftis

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
 COUNTY OF GREENVILLE }

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagee or mortgagees, 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, renounce, release and forever relinquish unto the mortgagee, and the mortgagee's heirs or assigns, all her interest and estate, and all her right and claim of dower in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 12 day of February 1979.

[Signature] (SEAL)
 Notary Public for South Carolina 10/18/84

Joanne S. Wynne
 JOANNE S. WYNNE

RECORDED FEB 12 1979 at 4:25 P.M.

SOUTHERN BANK & TRUST CO.
 TO
 COUNTY OF GREENVILLE
 STATE OF SOUTH CAROLINA

BRISSEY SMITH & BARBARE P. R.

Mortgage of Real Estate

February 12 1979

4:25 P.M. at Southern Bank 1457

369 As No.

Greenville County

LAW OFFICES OF

\$10,000.00

Lot 1411 Ross St.
 ABBEY MILLS, BRANSON PLANT
 SEC. 2

2-AW 8237