

The Mortgagee further covenants and agrees as follows:

1472-693

(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, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee 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 thus incurred has not exceeded the original amount stated on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee by check or promissory note.

(2) That it will keep the premises, whether existing or hereafter created 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 or policies for an amount not less than the mortgage debt, or such amount as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies shall be reasonably placed and shall be held by the Mortgagee, and the Mortgagee shall have the right to assign to the Mortgagee the proceeds of any policies on the mortgaged premises and does hereby authorize each insurance company to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, whether or not.

(3) That it will keep all improvements, whether existing or hereafter created in good repair, and, in the case of a construction loan, that it will complete construction until all improvements are complete, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, and complete the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the Mortgagee.

(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 waives all rents, issues and profits of the mortgaged premises here 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 fee 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 procedure 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 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 Mortgagee become a party in any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option 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 above conveyed 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 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. 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 Mortgagee's hand and seal this 15th day of June 19 79.  
SIGNED, sealed and delivered in the presence of:

*Guardine Steich*  
*Julius E. Orr*

BROOKS INVESTMENTS, a Partnership (SEAL)  
By: *Paul R. Pinnitt* (SEAL)  
By: *Donna S. Sloan* (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 15th day of June 19 79  
*Julius E. Orr* (SEAL)  
Notary Public for South Carolina  
My commission expires Aug. 23, 1987

*Guardine Steich*

STATE OF SOUTH CAROLINA }  
COUNTY OF \_\_\_\_\_ }

NO 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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor'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 \_\_\_\_\_ 19 \_\_\_\_\_ (SEAL.)

Notary Public for South Carolina.

RECORDED JUL 6 1979 at 2:58 P.M.

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Lts. \$54,000.00  
206 207 204 & 205 Ridge Dr  
Marshall For.  
Mortgage No. 692  
As No. \_\_\_\_\_  
Law Offices of \_\_\_\_\_  
Greenville County

Mortgage of Real Estate

TRAC, INC.  
P.O. Box 827  
Mauldin, SC 29662

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
BROOKS INVESTMENTS, a Partnership

JUL 5 1979  
HUBERT E. NOLIN ATTORNEY  
X 656X

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