

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee...

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee...

(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...

(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...

(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...

(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 Mortgagor to the Mortgagee shall become immediately due and payable...

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby...

(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...

WITNESS the Mortgagor's hand and seal this 25th day of September, 1979.

SIGNED, sealed and delivered in the presence of:

Signatures of David H. Hollins, Albra A. Hill, Joe G. Thomason, Edward W. Clay, Jr., and Douglas M. Wilson.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor(s) sign, seal and as the mortgagor(s) act and deed, deliver the within written Mortgage, and that (s)he with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 25th day of September, 1979.

Notary Public for South Carolina
My commission expires: 1/11/82

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 25th day of September, 1979.

Notary Public for South Carolina
My commission expires: 1/11/82

Recorded October 9, 1979 at 9:36 A.M.

11840

THE PRINTING CO., GREENVILLE, S. C.

\$23,000.00
Lot 24 Essex Ct.
WILKINS & WILKINS, Attorneys
Attorneys at Law
Greenville, S. C.

Register of Mesne Conveyance Greenville County

As No.

Book 1483 of Mortgages, page 682

1979 at 9:36 A.M. recorded in

this 9th day of October

I hereby certify that the within Mortgage has been

Mortgage of Real Estate

H. J. MARTIN
JOE O. CHARPING

TO

DOUGLAS M. WILSON
EDWARD W. CLAY, JR.
JOE G. THOMASON

COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA
WILKINS & WILKINS ATTYS.