

The Mortgagee further covenants and agrees as follows:

1. That it will pay or cause to be paid for the Mortgage for each further sum as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, interest, premiums on fire, theft and other insurances, 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 Mortgagor, in accordance with the terms hereof, which shall not extend the term of this mortgage, and shall be secured by this mortgage. All sums so advanced shall be 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 premises covered by this mortgage in good repair and in the case of a construction loan, that it will continue construction until the premises are ready for occupancy and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary and, after the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgagor debt.

3. That it will keep the premises covered by this mortgage in good repair and, in the case of a construction loan, that it will continue construction until the premises are ready for occupancy and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary and, after the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgagor debt.

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 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 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 paid by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceedings 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 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 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 a trustee, at law or in equity, 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 received and collected hereunder.

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. It is the true meaning of this instrument that if the Mortgagor 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 6th day of November 19 81.

SIGNED, sealed and delivered in the presence of:
John G. Chesser
Dauke Boerma

PREMIER INVESTMENT CO., INC. (SEAL)
BY: [Signature] (SEAL)
President (SEAL)
(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 6th day of November 19 81

[Signature] (SEAL)
Notary Public for South Carolina.
My Comm. expires 3/26/89

[Signature]

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

n/a

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 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

Notary Public for South Carolina. (SEAL)

RECORDED NOV 9 1981 at 10:10 A.M.

11453

\$13,340.00
Lot 323
Canebrake Phase 111
LAW OFFICES OF
Greenville
County

I hereby certify that the within Mortgage has been this 9th day of NOV. 1981 at 10:10 A.M. recorded in Book 1557 of Mortgages, page 294. As No. [ ]

Mortgage of Real Estate

Southern Service Corporation
TO
Premier Investment Co., Inc.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Premier Investment Co., Inc.

NOV 9 1981
JC1514 mail to: X 11453 X

2AR 8284