

4322-4778

This Mortgagor further covenants and agrees as follows:

1. That this mortgage will secure the Mortgagor for such further sums as may be actual and incidental to the collection of the Mortgage, or for the payment of taxes, insurance premiums, public assessments, repairs or other property expenses and other amounts due. This mortgage shall also secure the Mortgagor for any further sums, advances or payments of money that may be made by reason of the Mortgage, so long as the total indebtedness thereunder does not exceed the original amount of the principal sum secured. All such advances, or shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagor unless otherwise provided in writing.

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 Mortgagor against loss by fire and any other hazards specified by Mortgagor, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagor, and in companies acceptable to it, and that all such policies and insurals shall be held by the Mortgagor, and have attached thereto loss payable clauses in favor of, and in form, acceptable to the Mortgagor, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagor the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagor, to the extent of the balance owing on the Mortgage debt, whether due or not.

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, and should it fail to do so, the Mortgagor, at its option, may, at cost, complete, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

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 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 his discretion, award, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises in respect thereto, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all costs, charges and expenses attending 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 Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal process be instituted for the foreclosure of this mortgage, or should the Mortgagor 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 any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagor, thereof, or reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagor, as a part of the debt secured hereby, and may be recovered 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. When singular, 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 8th (Continued on Previous Page) day of August 1983

SIGNED, sealed and delivered in the presence of:
Stephen C. Latimer Dr. Robert R. Taylor SEAL
Tanya Goffe x Ward W. Andersen SEAL

BY: James W. Phoe James W. Phoe, Attorney-in-Fact SEAL
Robert A. Taylor, his Attorney-in-Fact SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the subscriber and witness and made oath that she saw the within named mortgagor, seal and affix his and debt deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN before me this 8th day of August 1983

SEAL

Notary Public for South Carolina
My Commission Expires

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER NOT APPLICABLE--
PURCHASE MONEY MORTGAGE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned, wife, widow, or the above named mortgagor, respectively, doth far appear before me, and hath, upon being privately and separately examined by me, and declare to me the date freely, voluntarily, and without any compulsion, denial or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagor, and the mortgagor's heirs or successors and 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 referred.

GIVEN under my hand and seal this

day of

19

SEAL

Notary Public for South Carolina
My Commission Expires

Recorded Aug 25, 1983 at 1:44 P/M

6617

Attic 25 1983

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ROBERT W. MOUNCE AND SELL
T.A.P. INVESTORS, a South
Carolina partnership,

TO

ROBERT W. MOUNCE AND SELL
E. MOUNCE,

I hereby certify that the within Mortgage has been
filed _____
on _____
R3 _____
1622 _____
Book _____
Page _____
At No. _____

Mortgage of Real Estate

Holder of Deed Conveyance Greenville County
\$ 12,600.00
Lot Pine Knoll Dr.