day of September, 19 78

C.G. Henderson, Estate of C.G. Henderson

Mortgagor further covenants and agrees as follows: Executed, delivered and sealed this 6th day of September 19 78

(1) That this mortgage shall secure the Mortgagee for such further sum 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 contained, and for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown 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 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 Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will deliver all premiums therefor when due, and that it will deliver to the Mortgagee, as further security for the payment of the indebtedness hereby secured, all such insurance policies and renewals thereof. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee, instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

(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 completed without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of such 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 it will not collect any of such rents, issues or profits in advance or more than one month in arrears of the time when they become due and payable. Upon any default, any judge having jurisdiction may, at Chambers or otherwise, and should legal proceedings be instituted pursuant to this instrument, any Master in Equity for the County in which this mortgage is recorded, or the Court in the event said premises are occupied by the Mortgagor, appoint a receiver of the mortgaged premises, with full authority to take possession of the premises described herein, or should the debt secured hereby be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the Mortgagor and the execution of its trust as receiver, shall apply on the debt secured hereby.

(6) That if there is a default in any of the terms, conditions, or covenants of this mortgage, or in the event proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee, at the option of the Mortgagee, all sums then owing by the Mortgagor on the note secured hereby 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 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, including 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 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 Mortgagor's hand and seal this 6th day of September 19 78

SIGNED, sealed and delivered in the presence of:

Hubert M. Styles (SEAL)

Thelma M. Styles (SEAL)

(SEAL)

(SEAL)

Paid and satisfied in full this 4 day of Oct. 1978

Witness: Hubert M. Styles

Witness: Thelma M. Styles

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SEP 14 1978

X8324X

HUBERT M. STYLES AND
THELMA M. STYLES
R-7 Mauldin School Rd
Gree, S.C. 29651

MAIL TO

C. G. HENDERSON
~~Route 3~~
~~Campobello, S. C. 29322~~

SATISFIED AND CANCELLED OF RECORD
10 DAY OF Oct 1978
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:27 O'CLOCK P M. NO. 16

I hereby certify that the within Mortgage has been this 14th day of September 1978 at 10:00 A.M. recorded in Book 1444 of Mortgages, page 201 As No.

Register of Mesne Conveyance Greenville County

$11,000.00

Tracts 2,2A, & 3=25 Acres
Less part

Mortgage of Real Estate

Dated September 6, 1978

Hubert M. Styles and Thelma M. Styles

TO

C.G. Henderson, Estate of C.G. Henderson

Filed September 10, 1978 at 4:29 P.M.

Recorded in Book 1444 Page 203

GREENVILLE COUNTY
SEP 10 4 29 PM '78
TANKERSLEY

594

4328 RV-2

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