

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, 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, redemptions 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 in a existing or hereafter erected on the mortgaged premises 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 pay all premiums due and when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby give the Mortgagee complete power to collect the same for the Mortgagee to the extent of the loss sustained on the Mortgage debt, whether by fire or otherwise.

3. That it will keep other improvements in a existing or hereafter erected on the mortgaged premises, and in the case of a construction loan, that it will cause the same to be completed without any encumbrance, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make such alterations as are necessary including the completion of the construction work at its own expense, and charge the expenses for such repairs or the completion of the construction to the mortgage debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental, municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all environmental and municipal laws and regulations affecting the mortgaged premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises to itself, and after any default hereunder, and agrees that, should any proceeding 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 attorney's fee to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses incurred in the receiver 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 hereunder.

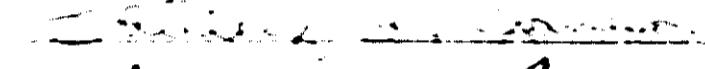
6. If there is a default in any of the terms, covenants, or agreements of this mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed by the Mortgagee or sold by the Mortgagee described herein, or should the debt secured thereby or any part thereof be placed in the hands of a receiver, the same may be sold or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereafter be due and payable immediately or on demand at the option of the Mortgagee, as a part of the debt secured hereby, and may be foreclosed by the Mortgagee.

7. The Mortgagor shall hold and keep the premises above described until there is a default under this mortgage or in the note secured hereby, and the Mortgagor agrees that if the Mortgagor shall fully perform all the terms, conditions and covenants of the mortgage, and the note secured hereby, that then the mortgage shall be wholly null and void, and cease to remain in full force and virtue.

8. In the event of a legal action, suit, trial, and the benefits and judgments shall accrue to the property before any costs, attorney's fees, or expenses of the plaintiff. Whether sued, the regular shall include the plaintiff, the defendant, the regular, and the cost of訴訟費, and the expenses of all parties.

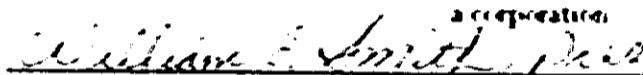
IN WITNESS WHEREOF, Mortgagor has caused this instrument to be executed and delivered this 18th day of July 1975.

SIGNED, sealed and delivered in the presence of:



WILLIAM E. SMITH, LTD.

(S)

By 
William E. Smith, President
and 
Secretary

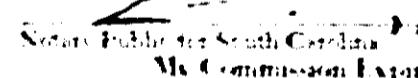
STATE OF SOUTH CAROLINA

PROBATE

COUNTY OF GREENVILLE

Personally appeared the undersigned witness and made oath that to the best of the within named mortgagee he is a duly authorized officer, sign, seal and as its act and deed of said corporation executed and delivered the within written instrument and that he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me the 18th day of July 1975.


Notary Public for South Carolina
My Commission Expires 8/28/78

RECORDED JUL 18 '75 at 3:23 P.M.

16:3

2.50 C TIMOTHY SULLIVAN X 34.00
ATTORNEY AT LAW, P.A.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
WILLIAM E. SMITH, LTD.

TO

ROBERT C. WEST

RE/105

Mortgage of Real Estate

I hereby certify that the within Mortgage has been duly

dated July 19, 1975
at 3:23 P.M. recorded in Book 1211 of
Mortgage, page 152, As No 313 at 3:23 PM

Register of Deed, Greenville County

\$ 2,000.00

WILLIAM D. RICHARDSON
Attorney At Law
P.O. Box 10081
Greenville, S.C. 29603

Lot 23 Ferncreek

4323 RV-2