

The Mortgagor further covenants and agrees as follows:

19. 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, assessments, public and private utility charges, and other charges payable to the respective authorities. This mortgage shall also secure the Mortgagee for any further sums advanced hereafter, at the option of the Mortgagee, for the payment of taxes, assessments, public and private utility charges, and other charges payable to the respective authorities. All such sums 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.

20. 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 hazard specified by the 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 favor of, the Mortgagee, and that in all policies therefor when due, and that it do a check on the Mortgagee, the proceeds of any policy insuring the mortgaged premises, and does hereby agree that such insurance company or companies shall be bound to make payment of a loss payable to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

21. That it will keep the improvements now existing or hereafter erected in good repair, and in the case of a partial failure thereof, will cause a competent contractor or repairman without restriction, and shall be bound to do so, and shall be bound to make good the same, and shall make all necessary repairs, make all necessary repairs, including the completion of any construction work underway, and shall be bound to pay the expenses for such repairs or the completion of such construction to the mortgage debt.

22. That it will pay, when due, all taxes, public assessments, and other governmental or municipal taxes, and other charges assessed against the mortgaged premises. That it will comply with all governmental and municipal laws, rules, regulations, and ordinances affecting the mortgaged premises.

23. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after a default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction of the same, or any other court of competent jurisdiction, shall have authority to take possession of the mortgaged premises, and shall have authority to issue and collect all rents, issues and profits, including a reasonable rental to be paid by the Court in the event said proceeds are insufficient to pay the mortgage debt, and after deducting all charges and expenses attending such proceedings and the payment of its final tax receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

24. 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, 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, and a reasonable attorney's fee, shall thereupon become due and payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

25. That the Mortgagee shall hold and own the premises above described until there is a default under this mortgage or in the note secured hereby. If at the time of the making of this instrument that if the Mortgagee 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.

26. 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 the gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 13th day of May 1976

SIGNED, sealed and delivered in the presence of

Randee M. Budwell (SEAL)
Arthur W. Blue (SEAL)

Steven E. Davenport (SEAL)
 STEVEN E. DAVENPORT (SEAL)

Elaine A. Davenport (SEAL)
 ELAINE A. DAVENPORT (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 13th day of May 1976

Randee M. Budwell (SEAL) *Arthur W. Blue* (SEAL)

Notary Public for South Carolina
 My Commission Expires: 1/7/85

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 whatsoever, 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 13th day of May 1976

Randee M. Budwell (SEAL) *Elaine A. Davenport* (SEAL)
 ELAINE A. DAVENPORT

Notary Public for South Carolina
 My commission expires: 1/7/85

RECORDED MAY 17 1976 At 9:11 A.M.

RECORDED MAY 17 1976

TO
 PELHAM E. DAVENPORT AND
 HERMOINE P. DAVENPORT

AND ELAINE A. DAVENPORT

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

MAY 17 1976
 LONG, BLACK & GASTON
 29537

I hereby certify that the within Mortgage has been this 12th day of May 1976 at 9:11 A.M. recorded in Book 1367 of Mortgages, page 693

At No. _____

Register of Morte Conveyance
 Greenville County

LONG, BLACK & GASTON
 ATTORNEYS AT LAW
 109 EAST NORTH STREET
 GREENVILLE, S.C. 29601

\$ 3,872.00
 Lot = 1.40 A., County Rd.

17690

228 8234