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, to the Mortgagor, or any successor in title to the mortgaged premises, for the purpose of protecting the security of this mortgage, provided, however, that the total indebtedness secured hereby shall not exceed the original amount of the note secured hereby plus any sums advanced for the protection of the security of this mortgage. All such sums shall bear interest at the same rate as the mortgage debt and shall be payable on demand or at the Mortgagee's option, unless otherwise provided in writing.

2. That it will keep the improvements now 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 will maintain a capital reserve account, 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 therefor when due, and that it will deliver to the Mortgagee the policies of any policy covering the mortgaged premises, and that the Mortgagee is authorized and empowered, at its option, to adjust or compromise any loss under any such policy, and to collect and receipt for any such insurance proceeds, and that the Mortgagee may at its option apply the net proceeds of any such insurance policy, after payment of all its expenses in connection with such adjustment or collection, to the payment of the balance owing on the Mortgage debt, whether due or not.

3. That it will keep the improvements now existing or hereafter erected on the mortgaged premises in good repair and in the case of a construction loan, will commence construction promptly and will complete the same within a reasonable time; will not permit any unlawful or objectionable use of the premises; will not make material alterations without consent in writing of the Mortgagee; will comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the premises; will make repairs, replacements and improvements required by law or by the terms of any agreement between the Mortgagor and the Mortgagee; will not commit or suffer any waste; and will from time to time upon request of the Mortgagee furnish such statements, lien waivers, affidavits and other information as the Mortgagee may request pertaining to the status of the construction of the premises and the disbursement of the proceeds of the mortgage loan.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or impositions, for which provision has not been made hereinabove, and in default thereof the Mortgagee may pay the same, and any such payment shall become a part of the debt secured by this mortgage. That it will comply with all governmental and municipal laws and ordinances affecting the mortgaged premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises from time to time accruing, and hereby gives the Mortgagee, or any receiver appointed by a court of competent jurisdiction, the right, power and authority to collect the same for the purpose of paying the cost of such collection and of any such receivership, including reasonable attorney's fees, and any other charges and expenses which may be incurred by the Mortgagee or such receiver in connection with the operation of the premises, and to apply the balance of such rents, issues and profits to 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 an attorney at law for collection by reason of default in the payment thereof, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable forthwith on demand at the option of the Mortgagee, as a part of the debt secured hereby, and may be included in any judgment or decree.

7. That the Mortgagee shall have the right, in the event of default under this mortgage or in the note secured hereby, to the immediate possession of the premises described herein. The Mortgagor shall fully perform all the terms, conditions, and covenants of this 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 28 day of May, 19 76

SIGNED, sealed and delivered in the presence of:

W. Cook Dutch
Ruth Drake

Brian L. DeMary (SEAL)
Brian L. DeMary (SEAL)
Belinda W. DeMary (SEAL)
Belinda W. DeMary (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 28 day of May 19 76

W. Cook Dutch (SEAL)
Notary Public for South Carolina
My Commission Expires:

Ruth Drake

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 whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee'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

28 day of May 1976

W. Cook Dutch (SEAL)
Notary Public for South Carolina
My commission expires:

Belinda W. DeMay
Belinda W. DeMay

RECORDED JUN 1 '76 At 1:01 P.M. 21086

RECORDING FEE PAID $ 2.50

3,36

JUN 1 1976 X 21086X
LONG, BLACK & GASTON

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Brian L. DeMary and
Belinda W. DeMary

TO

Jerry N. Marsh Builders,
Inc., A South Carolina
Corporation

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
this 1st day of June
19 76 at 1:01 P.M. recorded in
Book 1368 of Mortgages, page 962
As No.

Register of Mesne Conveyance, Greenville County

LONG, BLACK & GASTON
ATTORNEYS AT LAW
109 East North Street
Greenville, S.C. 29601

$ 900.00
Lot 111, Lake El-Ja-Ma Dr., Belle
Terre Acres, Sec. 2

1996

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