The Mortgagor further covenants and agrees as follows:

(1) That the mortgagor will pay to 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 such further sums so advanced, or expenditures or credits that may be made hereafter by the Mortgagee so long as the total indebtedness thus secured may not exceed the original amount shown on the face hereof. All such sums 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 premises insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, and in such amounts and for such periods as Mortgagee may from time to time require, but not more than the amount of the mortgage debt or indebtedness, whichever is lesser. All insurance shall be carried in companies acceptable to the Mortgagee and unless payment is made by the Mortgagors of the premiums required to maintain such insurance in force as aforesaid, the Mortgagee may at its option make such payments. Any amount so paid by the Mortgagee shall become additional indebtedness of the Mortgagors to the Mortgagee and shall be secured by this mortgage. All insurance shall be carried in companies acceptable to the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and acceptable to the Mortgagee. In the event of loss Mortgagors will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagors, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee, instead of to the Mortgagors 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 hereunder or to the restoration or repair of the property damaged. In the event of the foreclosure of this mortgage or other transfer of title to the mortgaged premises in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagors in and to all insurance policies then in force shall pass to the purchaser or grantee.

(3) That it will keep the improvements now existing or hereafter erected on the mortgaged premises in good repair and in tenantable condition, and will comply with all laws, ordinances, regulations, covenants, conditions and restrictions now or hereafter affecting said premises, and will not commit or suffer any waste, and will not do or suffer to be done any thing which will impair the security of this mortgage. That it will pay for all repairs, improvements or public or private work now or hereafter in progress on the premises when due and free from any claim of lien for labor and services performed and materials furnished therefor, and will pay when due all claims for labor and services performed and materials furnished, and all taxes, assessments and other governmental charges, fines and impositions, and other expenses of every character now or hereafter lawfully assessed against the mortgaged premises. That it will comply with all present and future governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That it hereby assigns all rents 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 Chambers or otherwise, appoint a receiver of said rents and profits, with the authority to take possession of the rents and profits and collect the rents, issues and profits and hold a receivership therefor, the rents, issues and profits are assigned by the mortgagors as security for the payment of all taxes and other indebtedness, all charges and expenses attending such proceedings, and the operation of its trust as to rents, issues and profits shall apply to the reduction 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 the 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 hereunder, then all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall be 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.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed subject to the terms of this mortgage, and upon default under this mortgage or in the note secured hereby, it is the true meaning of the instrument that if the Mortgagor shall fully perform all the terms, conditions and covenants of the mortgage, and of the note secured hereby, 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 12th day of December, 1977.
SIGNED, sealed and delivered in the presence of:

Brenda L. Jones
Ronald H. Sutton

Sue A. Henderson (SEAL)
SUE A. HENDERSON

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (he) saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (he) with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 12th day of December, 1977.

Ronald H. Sutton (SEAL)
Notary Public for South Carolina.
My Commission Expires: 1/15/85.

Brenda L. Jones

STATE OF SOUTH CAROLINA
COUNTY OF

NO RENUNCIATION OF DOWER - MORTGAGOR A WOMAN.

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

day of 19

(SEAL)
Notary Public for South Carolina.

(CONTINUED ON NEXT PAGE)

BRISSEY, LATHAN, SMITH & BARBARE, P. A.
8 DEC 15 1977

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SUE A. HENDERSON

TO

SOUTHERN BANK AND TRUST COMPANY

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this [illegible] day of December, 19 77 at [illegible] P. M. recorded in Book [illegible] at Mortgage page 393 As No. [illegible]

Register of Mesne Conveyance Greenville County

$6,500.00 LAW OFFICES OF
THOMAS C. BRISSEY, P. A.
ATTORNEY AT LAW
635 North Academy Street
Greenville, South Carolina 29601

4 Tracts - less part

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