The Mortgagor further covenants and agrees as follows:

1. That the mortgagor shall secure the Mortgagee for such further [illegible] the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein contained, and any further loans, advances, readvances [illegible] to the Mortgagee hereafter made to the Mortgagor, so long as the total indebtedness thus secured does not exceed the original [illegible] at the same rate as the mortgage debt hereby secured shall be payable, interest [illegible]

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 the Mortgagee, and in such amounts and for such periods as the Mortgagee may from time to time require, but not exceeding the amount of the indebtedness secured hereby, and that it will keep the improvements now existing or hereafter erected on the mortgaged premises [illegible] in good repair. In the event of any breach by the Mortgagor of any of the foregoing covenants, the Mortgagee may, at its option, [illegible] whether due or not.

3. [illegible]

4. That it will comply with all laws, ordinances, regulations, covenants, conditions, restrictions and requirements now or hereafter affecting the said premises or any part thereof, or the use thereof, and will promptly comply with all [illegible] the said premises. That it will promptly comply with [illegible]

5. That it hereby assigns all rents, issues and profits of the mortgaged premises to the Mortgagee, [illegible] shall be paid over to or received by it in accordance with the terms hereof, whether or not any proceedings or foreclosure proceedings be pending, and pursuant to this instrument, any judge having jurisdiction may, at any time [illegible] of the mortgaged premises with full authority to take possession of the premises and to collect the rents, issues and profits [illegible] to be fixed by the Court in the event such proceedings be instituted, and the application of a receiver of its trust as to rents shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. The entering upon and taking possession of the said premises, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

6. That if there be default in any of the terms, conditions, covenants or agreements of this mortgage or any note secured hereby, the Mortgagee may declare the entire indebtedness of the Mortgagor to the Mortgagee immediately due and payable, and may proceed to foreclose the mortgage. Should any legal proceedings be instituted for the foreclosure of this mortgage or for the sale of the premises described herein or any part thereof under any power of sale contained herein, or should the Mortgagee employ an attorney or attorneys to protect its rights hereunder, and in the event the Mortgagee shall be made a party to any litigation concerning this mortgage or the premises described herein, or the interest in the premises created by this mortgage, then in all such events the Mortgagor shall pay to the Mortgagee, in addition to all other sums due and payable hereunder or secured hereby, such reasonable attorney's fees as may be deemed by the Court in such litigation to be reasonable and payable immediately on demand at the option of the Mortgagee, and all such fees and expenses shall become a part of the indebtedness secured hereby, and be allowed in any judgment or decree of foreclosure or any other judgment or decree rendered in any such litigation, and all such fees and expenses shall be payable immediately on demand at the option of the Mortgagee, and all such fees and expenses shall become a part of the indebtedness secured hereby.

7. That the Mortgagor shall hold and enjoy the premises above conveyed subject to the covenants herein contained until default hereunder. It is the intent hereof that if the Mortgagor shall fully perform all the covenants and agreements of this mortgage and of the note secured hereby, then this mortgage shall be satisfied and released.

8. That the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, 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 15th day of December, 19 77.
SIGNED, sealed and delivered in the presence of

LUTHI'S, INC.

By: Harry B. Luthi, Pres. (SEAL)

By: Perry S. Luthi, V.P. (SEAL)

Edward R. Hansen

Darcy P. Capparna

Harry B. Luthi (SEAL)

Perry S. Luthi (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 15th day of December, 19 77.

Edward R. Hansen

Darcy P. Capparna

Notary Public for South Carolina
my commission expires 9-3-79

STATE OF SOUTH CAROLINA
COUNTY OF

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, 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.

RECORDED DEC 15 1977 at

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 15th day of December, 19 77, at 2:56 P. M. recorded in Book 1418 at Mortgages, page 682, As No.

Register of Mesne Conveyance Greenville County

LAW OFFICES OF

X 15223 X
EDWARD R. HANSEN
DEC 15 '77

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LUTHI'S, INC., PERRY S. LUTHI,
and HARRY B. LUTHI,

TO

SOUTHERN BANK AND TRUST COMPANY
Post Office Box 1324
Greenville, SC 29602

$ 85,000.00
Lot, W. Washington St., Also Lot
N. Main St., Gville TP

12-AM 8234

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