

The Mortgagor further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagor for such further sums as may be advanced hereafter, at the option of the Mortgagor, for the payment of taxes, insurance premiums, public assessments, repairs or other expenses pursuant to the covenants herein. This mortgage shall also secure the Mortgagor for any further loans, advances, or releases executed by him that may be made hereafter to the Mortgagor by the Mortgagor so long as the total amount of these credit lines does not exceed the original amount set out in the Note itself. All such loans advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagor unless otherwise provided in writing.

2. 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 Mortgagor against loss by fire and any other hazards specified by Mortgagor, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagor, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagor, and have attached thereto loss payable clauses in favor of, and in form acceptable to, the Mortgagor, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagor the proceeds of any policy insuring the mortgaged premises and does hereby authorise each insurance company referred to make payment to a loss directly to the Mortgagor to the extent of the balance owing on the Mortgage above and the due or not.

3. That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a necessary repair, the Mortgagor will continue construction until completion without interruption and absent a fault of the Mortgagor, to the satisfaction of the Mortgagor, premises, make whatever repairs are necessary, including the completion of any construction work left over, and pay all expenses for such repairs or the completion of such construction to the Mortgagor's cost.

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

5. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default by Mortgagor, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction of Court in which the same appears a receiver of the mortgaged premises, with full authority to take possession of the same and proceed in and at the costs, expenses and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the trustee, and after deducting all charges and expenses attending such proceeding 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 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 Mortgagor, all sums then owing by the Mortgagor to the Mortgagor shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal process be instituted for the foreclosure of this mortgage, or should the Mortgagor 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 any attorney at law for collection, by suit or otherwise, all costs and expenses incurred by the Mortgagor, and a reasonable attorney's fee, shall thereafter become due and payable on demand or on demand, at the option of the Mortgagor, 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 described until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor 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.

8. That the covenants herein contained shall bind, and the benefits and advantages shall issue 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 28th day of November 1977

SIGNED, sealed and delivered in the presence of

Nicholas J. Gacula
Ellen J. Hall
Nicholas J. Gacula

Willie Green SEAL
Debbie Green SEAL
Willie Green SEAL
Debbie Green SEAL

STATE OF SOUTH CAROLINA
COUNTY OF

PROBATE

Persoally appeared the undersigned witness and made oath that he saw the within named mortgagor sign, seal and affix his act and deed deliver the within written instrument and that she, with the other witness, witnessed the executing thereof.

SWORN to before me this 28th day of November 1977
Nicholas J. Gacula SEAL *Ellen J. Hall*
 Notary Public for South Carolina, Greenville County, State of S. C.
 My Commission Expires: My Commission Expires April 2, 1984

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 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 28th

day of November 1977
Nicholas J. Gacula SEAL
 Notary Public for South Carolina
 My commission expires: Notary Public, April 2, 1984
 My Commission Expires April 2, 1984

RECORDED DEC 20 1977 At 4:17 P.M.

18785

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DOUGLAS F. DENT

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

WILLIE GREEN AND DEBBIE GREEN

THE GREENVILLE COUNTY REDEVELOPMENT AUTHORITY

TO

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
 this 20th day of December
 1977 at 4:17 P.M. recorded in
 Book 1119 of Mortgages, page 120
 As No. _____

Register of Deeds Conveyance Greenville County
 W.A. Seydel & Co., Office Supplies, Greenville, S.C.
 Form No. 142
 4M/N/74
 \$5,494.20
 Lots 116 & 117 Brewerton

4328 RW/2