

The Mortgagor further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee in such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs, and other expenses pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, or disbursements that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount secured by the face of the mortgage. All sums so 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.
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 Mortgagee against loss by fire and any other hazards 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 full discharge to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises, and does hereby authorize each insurance company concerned to make payment of a loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not.
3. That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a building, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee shall have the right to cause such premises, make whatever repairs are necessary, including the completion of any construction work not lawfully completed, and the expenses for such repairs or the completion of such construction to the mortgage debt.
4. That it will pay, when due, all taxes, public assessments, and other governmental charges and levies against the mortgaged premises. That it will comply with all governmental and municipal laws, ordinances and regulations affecting the mortgaged premises.
5. That it hereby assigns all rents, issues and profits of the mortgaged premises to the Mortgagee, and that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction thereof shall have authority to appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises, and to collect rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and other debtors, all charges and expenses attending such proceedings, and the execution of its trust as receiver shall apply 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 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 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 or 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 Mortgagee shall hold title to the premises above conveyed until there is a default under this mortgage or in the note secured hereby. If at any time during the term of this mortgage, any of the Mortgagee 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 1st day of February 1978

SIGNED, sealed and delivered in the presence of

*Sandra M. Budwell* (SEAL)  
*James W. Hart* (SEAL)  
*Frances W. Hart* (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 1st day of February 1978

*James W. Hart* (SEAL)  
*Sandra M. Budwell* (SEAL)

Notary Public for South Carolina  
 My Commission Expires: 3/24/87

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 1st day of February 1978

*James W. Hart* (SEAL)  
 FRANCES W. HART

*James W. Hart* (SEAL)  
 Notary Public for South Carolina  
 My commission expires: 3/24/87

RECORDED FEB 2 1978 At 11:31 A.M. 22806

LONG, BLACK & GASTON  
 STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

JAMES C. HART AND FRANCES W. HART

TO  
 SOUTHERN BANK & TRUST COMPANY

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 2nd day of February 1978 at 11:31 A.M. recorded in Book 1422 of Mortgages, page 397

As No \_\_\_\_\_

Register of Meane Conveyance Greenville County

\$12,450.00  
 Lot 3 Austin prop. O'Neal Tp.  
 LONG, BLACK & GASTON  
 ATTORNEYS AT LAW  
 100 East North Street  
 Greenville, S.C. 29601

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