14 37 4:20

the Mortgagor further covenants and agrees as follows:

(1) [illegible] the Mortgagee for such further sum as may be advanced hereafter, at the option of the Mortgagee, to the Mortgagor, or any successor in title to the premises described herein, shall be secured hereby. It is understood that obligations of the Mortgagor to the Mortgagee [illegible] shall be payable on demand or as the Mortgagee may otherwise provide in writing.

(2) That [illegible] taxes or levies against the premises [illegible] shall be paid from time to time by the Mortgagor [illegible] and all other hazards specified by Mortgagee [illegible] the mortgage debt or [illegible] and in companies acceptable to the Mortgagee, and that all such policies shall be held by the Mortgagee [illegible] the Mortgagor [illegible] and that it will pay promptly when due any premiums on such insurance [illegible] to the Mortgagee [illegible] payment for a loss directly to the Mortgagee, to the extent of the balance owing on the mortgage debt [illegible]

(3) That [illegible] improvements now on said premises [illegible] will not be removed, demolished or materially altered without the consent of the Mortgagee [illegible] and 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 other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee, and that it will keep the improvements in good repair and will comply with all laws, ordinances, regulations, covenants, conditions and restrictions now or hereafter affecting the said premises and will pay and discharge all costs, fees and expenses in connection with any such compliance, and that it will not permit any unlawful nuisance to exist on said premises and that it will not do or allow any thing to be done in or upon said premises which may adversely affect the security hereunder. Mortgagor shall furnish to Mortgagee upon request evidence satisfactory to Mortgagee of the payment of taxes and assessments on said premises when due, and shall promptly deliver to Mortgagee any notices of assessments, bills, orders, claims, and demands pertaining to said premises which Mortgagor receives. Mortgagee may, at its option, make any payment or do any act required of Mortgagor herein in any form and manner deemed expedient by Mortgagee, and Mortgagee may but shall not be obligated to make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or contest any tax or assessment. All such expenditures and all other expenses paid or incurred by Mortgagee in connection with Mortgagee's ownership, operation, management and maintenance of said premises shall be payable on demand and at the option of Mortgagee may be added to the mortgage debt and be secured hereby and shall bear interest at the rate specified in the note secured hereby.

(4) That [illegible] taxes, assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises [illegible] governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That [illegible] possession of the mortgaged premises from and after any default hereunder and agrees that, [illegible] pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver [illegible] possession of the mortgaged premises [illegible] and profits, [illegible] all costs and expenses [illegible] shall apply the rents and profits and the payment of the [illegible] and bonds.

(6) That [illegible] of the terms, conditions or covenants of the mortgage or of the note secured hereby, then at the option of the Mortgagee [illegible] the Mortgagee to the Mortgagor 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 be made 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, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon be due and payable immediately on demand, at the option of the Mortgagee, as part of the debt secured hereby, and may be included in any judgment or decree.

(7) That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby, it being the intention of the parties hereto 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 9th day of February, 1979.
SIGNED, sealed and delivered in the presence of:

Alpha Moore — Joe W. Hiller (SEAL)
Carolyn R. Anderson — (SEAL)
(SEAL)
(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 9th day of February, 1979.
Carolyn R. Anderson (SEAL)
Notary Public for South Carolina

Alpha Moore

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 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, or to, all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
9th day of February, 1979.
Notary Public for South Carolina (SEAL)

Curran B. Hiller
Curran B. Hiller

RECORDED FEB 9 1979 at 11:57 A.M.

23226

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JOE W. HILLER

TO

FIRST NATIONAL BANK OF SOUTH CAROLINA

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 9th day of February, 1979, at 11:57 A.M. recorded in Book 1457 of Mortgages, page 204 As No. 23226

Register of Mesne Conveyance Greenville County

LAW OFFICES OF
$125.00
ALLAMONG FORBES

4328 RV.2