WITNESS the Mortgagor's hazel and seal this

SIGNED, sealed and delivered in the presence of:

- (1) That this mortgage shall secure 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 convenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. 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 bereafter erected on the mortgaged property i sured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by 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 that it thereto loss payable clauses in face of, and in form acceptable 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 corrected to make payment for 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 improcurants now existing or bereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without inferruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge 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 or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.
- (5) That it hereby assigns all reads, issues 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 the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgager 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 breeby.
- (6) That if there is a default in any of the terms, conditions, or coverants of this mortgage, or of the note secured bereby, then, at the option of the Mortgagee, all sums then owing by the Mortgager 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 atterney 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 Mortgagor shall hold and enjoy the premises above conveyed 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 coverants 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 berein contained shall bind, and the benefits and advantages shall inure to the respective beirs, executors, administrators, successors and assigns, of the parties bereto. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

day of

July

Frederic Steech	Joseph B. Devars (SEAL)
	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	PROBATE
sign, seal and as its act and deed deliver the within written instrument an tion thereof.	good witness and made outh that (sibe saw the within named mortgagor d that (sibe, with the other witness subscribed above witnessed the execution of the control of the co
Notes: Public for South Carolina. My Commission Expires: Aug. 23, 1987	
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	RENUNCIATION OF DOWER
(wives) of the above ramed mortgager(s) impectively, did this day appoint, did declare that she does freely, voluntative, and without any comparever reliarguish mate the mortgager(s) and the mortgager(s's) being of some of dower of, in and to all and singular the premises within mentioned and CIVEN under my hand and seal this 31st The proof of July 1979 Notary Public for South Carolina. Ny Commission Expires: Aug. 23, 1987	sion dread or fear of any person whomsoever, renounce, release and for- cessors and assigns, all her interest and estate, and all her right and claims it released. Thanka Calling Shures
Mortgage of Real Estate Mortgage of Real Estate Thereby certify that the within Mortgage has been thu31 the 3:33 P.M. moorded in Rook 1425 . o Montgage. puge 347 An No. Montgage of Real Estate An No. Montgage has been An No. 19. 7 Monegher of Menne Conveyance Greenville County LAW OFFICES OF Monegher Mill Monegher Mill	STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE JOSEPH B. STEVENS TO COMMUNITY BANK P.O. Box 6807, G' ville, SC29609