The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be a lvanced hereafter, at the option of the Mortgagee, for the payment of tixes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtness 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 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 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 Mortgagee, the Mortgagee, and in companies acceptable to the Mortgagee, and the Mortgage 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 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 improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, 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

That it hereby assigns all rents, 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 mortgagor 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 Mortgagee, all sums then owing by the Mortgagee 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 here under.

(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 convenants 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

That the covenants herein contained shall bind, and the bene fits and advantages shall inute 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

MITNESS the Mottagagers hand and wal this last day of June 19 81.  SIGNED, sealed and delivered in the presence of:  MICHAEL D. MCHICHOLAS (SEAL)  MICHAEL D	use of any gender shall be applicable to	all genders.				
MICHAEL P. MCNICHOLAS  SEAL)  MICHAEL P. MCNICHOLAS  SEAL)  MICHAEL P. MCNICHOLAS  SEAL)  SEAL)  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned witness and made eath that (6)the saw the within named mort- sessed the execution thereof.  MUGSIJA pedaga me their plants and the substantial and that (6)the, with the other witness subscribed above witnessed the execution thereof.  MUGSIJA pedaga me their plants and made eath that (6)the saw the within named mort- sessed the execution thereof.  MUGSIJA pedaga me their plants are and deed deluver the within written instrument and that (6)the, with the other witness subscribed above witness and made eath that (6)the saw the within named mort- sessed the execution thereof.  MUGSIJA pedaga me their plants are an and that (6)the, with the other witness subscribed above witnesses within that (6)the saw the within named mort- sessed the execution thereof.  MICHAEL P. MCNICHOLAS  SEAL)  PROBATE  PROBATE  PROBATE  PROBATE  PROBATE  PROBATE  PROBATE  PROBATE  NOT NECESSARY —  RENUNCIATION OF DOWER PIRCHASE MONEY MORTGAGE  TO NECESSARY —  RENUNCIATION OF DOWER PIRCHASE MONEY MORTGAGE  And all her right and defained dower of, in and to all and singular the premises within mentioned and released.  MICHAEL P. MCNICHOLAS  STATE OF SOUTH CAROLINA  NOT NECESSARY —  RENUNCIATION OF DOWER PIRCHASE MONEY MORTGAGE  TO NECESSARY —  RENUNCIATION OF DOWER PIRCHASE MONEY MORTGAGE  AND	WITNESS the Mortgagor's hand and	seal this ls	t day of	June	19 81.	
MICHAEL D. MCNICHOLAS  (SEAL)		•		-A4 A		1. 1)
MICHAEL D. MCHICHOLAS    SEAL   MARY/E. HCNICHOLAS   SEAL	Lizabeth M. all	evere		Much	My my	ho (SEAL)
TATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Personally appeared the undersigned winess and made onth that (s) he saw the within named mort-sessed the execution thereof.  WOIN to before me the last day of June  SEAL)  SEAL)  TOUNTY OF  TATE OF SOUTH CAROLINA  SOUTH CAROLINA  SOUTH CAROLINA  ISEAL)  SEAL  SOUTH CAROLINA  SECURITY  SEAL  SEAL  SEAL  SOUTH CAROLINA  SEAL  SEAL  SEAL  SOUTH CAROLINA  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned variety of the above named mortageoris) respectively, dot this day appear before me, and each, upon being privately and separately canning by me, dod declare that she does freely voluntarily, and without any compulsion, dread or fear of any person whomsever, and of all her right and claim of dower of, in and to all and singular the premises within mentioned and released.  SEAL  SOUTH CAROLINA  TO DEAL  SEAL  SOUTH CAROLINA  RENUNCIATION OF DOWER PURCHASE HONEY MORTGAGI  do will (wives) of the above named mortageoric) respectively, dd this day appear before me, and each, upon being privately and separately control of the right and claim of dower of, in and to all and singular the premises within mentioned and released.  SEAL  SOUTH CAROLINA  SECONDITY OF SOUTH CAROLINA  SECONDIT	1.0.1 3 21	1		MICHAEL P		<b>1</b>
TATE OF SOUTH CAROLINA  OUNTY OF GREENVILLE  Personally appeared the undersigned witness and made outh that (s)he saw the within named mort- search right, seal and as its set and deed deliver the within written instrument and that (s)he, with the other witness subscribed above wit- search the execution thereof.  WORN, to perform the bound carolina.  In the undersigned Notary Public for South Carolina.  In the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersignated writeness within mentioned and released.  In the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersignated writeness and increase relaxed or fear of any person whomsever, councer, release and increase relaxed or fear of any person whomsever, councer, release and increase relaxed or fear of any person whomsever, councer, release and increase relaxed to the mortgager(s) and the mortgager(s) heirs or successors and assigns, all her interest and estate, and all her right and claim of down of, in and to all and singular the premises within mentioned and released.  STATE OF SOUTH CAROLINA  REMUNCIATION OF DOWER PURCHASE MONEY MORTGAGO  In the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned writeness and increase relaxed or fear of any person whomsever, councer, release and forever reliquish unto the mortgager(s) heir or successors and assigns, all her interest and estate, and the right of the persons whomsever to the persons and suggests of the persons whomsever to the mortgager(s) heir or successors and assigns, all her interest and estate, and the right of the persons and suggests of the persons and the persons and suggests of the persons and th	Scotlage 1. Miles	<u> </u>		MADV IR M		(SEAL)
Personally appeared the undersigned witness and made outh that (s) he saw the within named mortagor 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.  WORN to before me this list day of June 1981  WORN to before me this list day of June 1981  WORN to before me this list day of June 1981  WORN to before me this list day of June 1981  WORN to before me this list day of June 1981  WORN to before me this list day of June 1981  WORN to before me this list day appeared the undersigned witness and made outh that (s) he saw the within named mortagor witness and the control of the south Carolina. It is a secondary to the control of the south Carolina by Commission Expires: May 31, 1989  RENUNCIATION OF DOWER PURCHASE HONEY MORTGAGO Without any compulsion, drad or fear of a declare that he does freely, voluntarily, and without any compulsion, drad or fear of a draw of the mortagage (s) he is a successor and assigns, all her interest and estate, and or the successor of the successo	<u> </u>			ranige. Pr	MICHOLAS	(SEAL)
Personally appeared the undersigned witness and made out that (s) he saw the within named mortagers sign, seal and as its act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witness esset the execution thereof.  WORN to before me this list day of June 1981  AND PARTY (STATE OF SOUTH CAROLINA 1989)  TATE OF SOUTH CAROLINA OUNTY OF THE CAROLINA OUNTY OUNTY OF THE CAROLINA OUNTY OF THE CAROLINA OUNTY OF THE CAROLINA OUNTY O	N ee	•				,
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agor sigo, 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.  WORN to before me (hts.)	OUNTY OF GREENVILLE	}	•	PROBATE		
COUNTY OF  TATE OF SOUTH CAROLINA  COUNTY OF  I, the undersigned Notary Public, do hereby certify under any concern, that the undersigned wife (wives) of the above named mortgagory) respectively, ded this day appear before me, and each, upon being privately and separately and without any compulsion, dread or fact of page person whomsover, resource, release and forever relinquish unto the mortgager(s) and	essed the execution thereof.	deliver the wi	thin written instru	ment and that (s)he,	with the other witnes	ss subscribed above wit-
TATE OF SOUTH CAROLINA  TOUNTY OF  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 vanimed by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, reconce, release and forever relimquish unto the mortgagee(s) and the mortgagee(s) without any compulsion, dread or fear of any person whomsoever, reconce, release and forever relimquish unto the mortgagee(s) and the mortgagee(s) here 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.  SEAL)  SCHOOLS TOWN 1 1981 at 10:32 A.M.  SECONDO:  WARRY E. MCNICHOLAS  OF PROBLEM WARR	Work to perote me this 1 184	day of Ju	ne	19 64	71 SK.C	llewere
TATE OF SOUTH CAROLINA  COUNTY OF  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned by me, did declare that she does freely, voluntarily, and without any compulsion, drad or fear of any person whomsoever, recounce, release and forever relinquish unto the mortagage (s) and the mortagage (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.  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER PURCHASE MONEY MORTGAGE  RENUNCIATION OF DOWER MORTGAGE  RENUNCIATION OF DOWER PURCHASE MONEY MORTGAGE  RENUNCIATION	Sotary Public for South Carolina.			The state of		, , , , , , , , , , , , , , , , , , ,
RENUNCIATION OF DOWER PURCHASE MONEY MORTGAGING TOWNTY OF  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersignated wife (wives) of the above named mortgagoris) respectively, did this day appear before me, and each, upon being privately and separately reason we concern, that the undersignation of the above named mortgagoris) respectively, did this day appear before me, and each, upon being privately and separately reason we homsoever, recommendation of the above named mortgagoris) respectively, did this day appear before me, and each, upon being privately and separately reason we homsoever, recommendately commendately commission expires:  STATE OF SOUTH CAROLINA  STATE OF SOUTH CAROLINA  MICHAEL D. McNICHOLAS  AND HOME TO COUNTY OF GREENWILLE  OUNTY OF GREENWIL	. 6 // 5	1989				
RENUNCIATION OF DOWER PURCHASE MONEY MORTGAG  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersign- d wife (wives) of the above named mortgagoris) respectively, did this day appear before me, and each, upon being privately and separately ramined by me, did declare that she does freely, coluntarily, and without any compulsion, or only person whomsoever, re- ounce, release and forever relinquish unto the mortgages (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.  Solven when my hand and seal this day of  19  SOLOT TUN 1  1981  at 10:32 A.M.  SOLOT Public for South Carolina. If y commission expires:  MECOIDE:  MECO	TATE OF SOUTH CAROLINA	)				
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned down of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately ramined by me, did declare that she does freely, voluntarily, and without any compulsion, drad or fear of any person whomsoever, reconce, release and forever relinquish unto the mortgages(s) and the mortgages(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.  STATE OF SOUTH CAROLINA  STATE OF SOUTH CAROLINA  WARY E. MCNICHOLAS  AND TO THEAL WARTT & BANNISTER  WARY E. MCNICHOLAS  AND TO THEAL WARTT & BANNISTER  NOTHERAN & DARBY BUILLE  OF SOUNTY OF GREENVILLE  OF SOUTH CAROLINA  NAME		}		RENUNCIATION O	F DOWER PURCH	ASE MONEY MORTGAGI
d wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately manined by me, did declare that she does freely, voluntarity, and without any compulsion, dread or fear of any person whomsoever, recovere, recovere, release and forever relinquish unto the mortgagee(s) and the mortgagee(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.  STATE OF SOUTH CAROLINA  WICHAEL D. McNICHOLAS  AND TO SUBSTITUTE OF SOUTH CAROLINA  WICHAEL D. McNICHOLAS  AND TO SUBSTITUTE OF SOUTH CAROLINA  MICHAEL D. McNICHOLAS  MCOUNTY OF GREENVILLE  MARKY E. McNICHOLAS  MICHAEL D. McNICHOLAS  MORGANISTIER	!	I. the undersign	ned Notary Public	do hereby certify uni	o all whom it may co	oncern, that the undersion-
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  MICHAEL D. MCNICHOLAS and MARY E. MCNICHOLAS and MARY E. MCNICHOLAS  10:32  MORE ENVILLE  TO COTHRAN & DARBY BUILDERS,  A.M.  A.M.  Mortgage of Real Estate  this 1st day of June 19.81 at 10:32 Am recorde 19.81 at 10:32 Am recorde 19.81 at 10:32 Am recorde 200k 1542 of Mortgages, page 832 Ans No.  HILL, WYALIT & BANNISTER ANS Attorneys at Law Greenville, South Carolina \$80,000.00  Lot 483 Shady Croek Ct. Sugar Croek Sec. 2	•	19	(SEAL)			
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  MICHAEL D. MCNICHOLAS and MARY E. MCNICHOLAS and MARY E. MCNICHOLAS  TO  COTHRAN & DARBY BUILDERS,  Mortgage of Real Estate  Mortgage of Real Estate  Mortgage of Memby Builders,  this 1st day of June  I hereby certify that the within Mortgage has this 1st day of 10:32 A.M. recorders this 1st day of Mortgages, page 832  No. 1542 of Mortgages, page 832  As No. As No. As No. Creenville, South Carolina  \$80,000.00  Lot 183 Shady Creek Ct.  Sugar Creek Sec. 2	ly commission expires:	4004	•			
TATE OF SOUTH CAROLINA UNTY OF GREENVILLE  TO  COTHRAN & DARBY BUILDERS,  certify that the within Mortgage has to day of 10:32 Am. recorded to Mesne Conveyance Greenville, South Carolina  of Mesne Conveyance Greenville  of Mesne Conveyance Greenville  of Mesne Conveyance Greenville  Attorneys at Law Greenville, South Carolina  \$80,000.00  \$3 Shady Creek Ct.  Creek Sec. 2		1981	at 10:3	2 A.M.		33231
TATE OF SOUTH CAROLINA UNTY OF GREENVILLE  TO  COTHRAN & DARBY BUILDERS,  certify that the within Mortgage has to day of 10:32 Am. recorded to Mesne Conveyance Greenville, South Carolina  of Mesne Conveyance Greenville  Attorneys at Law Greenville, South Carolina  880,000.00  83 Shady Creek Ct.  Creek Sec. 2	£ 6 ∥ 8 ≥	19. th	_	!		
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TE OF SOUTH CAROLINA  OF GREENVILLE  TO  COTHRAN & DARBY BUILDERS,  COTHRAN & DARBY BUILDERS,  certify that the within Mortgage has  and May of June  10:32 A.M. recorde  Mesna Conveyance Greenville  Mesna Conveyance Greenville  Attomess at Law Greenville, South Carolina  O,000.00  Shady Creek Sec. 2  ***Core Conveyance Green Ct.  **Teek Sec. 2		; i i01	iy o		R	S T H
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