The Mortgagor further covenants and agrees as follows:

(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 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 favor 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 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 mo.tgaged

(5) 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 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 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

(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

CREIL, sealed and drivered in the presence of: CORSEY NEMARAN CORSEY NEMARAN (SEAL) (SEAL) (SEAL) ATTE OF SOUTH CAROLINA DUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor(s) sign, seal and as the ortgagor(s) act and deed, deliver the within written Mortgage, and that (s)he with the other witness subscribed above, witnessed the secution thereof. VORN to before me this figh August CORSEY NEMARAN (SEAL) (SEAL) PROBATE Prosonally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor(s) sign, seal and as the ortgagor(s) act and deed, deliver the withins written Mortgage, and that (s)he with the other witness subscribed above, witnessed the secution thereof. ATTE OF SOUTH CAROLINA DUNTY OF GREENVILLE I, he undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersign write (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately amined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsover; required, religiously unto the mortgage(s) and the mortgage(s) heris or successors and assigns, all her interest and estate, the day of August 19 81. MAGDALANE MCMAHAN MAGDALANE MCMAHANE MCMAHAN MAGDALANE MCMA	recording to the term of the lead of the	1. (0.1	
CORSET MEMBHAN (SEAL) CORSET MEMBHAN (SEAL) (SEAL) ATTE OF SOUTH CAROLINA DURNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (sibe saw the within named mortgagor(s) sign, seal and as the ortgagor(s/s) act and deed, deliver the within written Mortgage, and that (sibe with the other witness subscribed above, witnessed the excution therefore. WORN to before me this orth Any Public for South Carolina y commission expires: 3-27-89 THE OF SOUTH CAROLINA DUNTY OF GREENVILLE wife (wives) of the above named mortgagor(s) respectively, that this day appear before me, and each, upon being privately and separately union, crieval of the above named mortgagor(s) respectively, that this day appear before me, and each, upon being privately and separately union, crieval of the above named mortgagor(s) respectively, that this day appear before me, and each, upon being privately and separately union, crieval of rear of signs, all the undersign and the mortgage (s/s) being or successors and assigns, all the interest and estate, did life right and claim of dower of, in and to all and singular the premises within mentioned and released. WEN under my hand and seal this Any Public for South Carolina Y commission expires: 19 81. MACDAMNE MCMAHAN 3651 AND	TTNESS the Mortgagor's hand and seal this 4th	day of	August	19 1	81.	
CORSET MANAN (SEAL) (11 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	/20 AA. A 21	nomal		
MACDALINE NOMAHAN (SEAL) (SEAL) (SEAL) (SEAL) (SEAL) (SEAL) (SEAL) (SEAL) (SEAL) Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor(s) sign, seal and as the origagor(s) act and deed, deliver the within written Mortgage, and that (s)he with the other witness subscribed above, witnessed the extention therefore (SEAL) (SEA	Actual Colours				on	(SEAL)
ATTE OF SOUTH CAROLINA DUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor(s) sign, seal and as the ortgagor(s) act and deed, deliver the within written Mortgage, and that (s)he with the other witness subscribed above, witnessed the continuous thereof. AND TO THE PROBATE PROBATION P	Thomas (Sursey		Mazdalin	~ Men	Jahan	(SEAL)
ATE OF SOUTH CAROLINA DUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (sibe saw the within named mortgagor(s) sign, seal and as the ortgagor(s/s/s) act and deed, deliver the within written Mortgage, and that (sibe with the other witness subscribed above, witnessed the scution thereof. FORN to before me this orth day of August (SEAL) August (SEAL) ATE OF SOUTH CAROLINA JUNITY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersign-write (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately unice, release and forever relinquish unto the mortgagee(s) and the mortgagee(s/s) heirs or successors and assigns, all her interest and estate, if all her right and claim of dower of, in and to all and singular the premises within mentioned an released. VEN under my hand and seal this August 19 81. MAGDAL/NE MCMAHAN ATE OF SOUTH CAROLINA JUNITY OF GREENVILLE I, the undersigned Notary, Public, do bereby certify unto all whom it may concern, that the undersign-write (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately and all mer right and claim of the and to all and to all and singular the premises within mentioned and released. VEN under my hand and seal this August 19 81. Augu		ì	MAGDALINE Mc	MAHAN		
Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor(s) sign, seal and as the ortgagor(s) act and deed, deliver the within written Mortgage, and that (s)he with the other witness subscribed above, witnessed the control or the color metrical. VORN to before me this firth day of August 1981. WATE OF SOUTH CAROLINA DUNTY OF GREENVILLE 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 anined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, reunce, release and forever relinquish unto the mortgage(s) and the mortgage (s) she is or success and assigns, all her interest and estate, d all her right and claim of dower of, in and to all and singular the premises within mentioned and released. WEN under my hand and seal this WEN under my hand and seal this In the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned Notary Public for South Carolina, and without any compulsion, dread or fear of any person whomsoever, reunder, release and forever relinquish unto the mortgage(s) and the mortgage (s) she is or success and assigns, all her interest and estate, d all her right and claim of dower of, in and to all and singular the premises within mentioned and released. WEN under my hand and seal this MAGDALMANE MCMAHAN ABJUVILLE CORRESE TO THE						(SEAL)
PEROBATE Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor(s) sign, seal and as the ortgagor(s) act and deed, deliver the within written Mortgage, and that (s)he with the other witness subscribed above, witnessed the ecution therefore. WORN to before me this orth day of August (SEAL) WATHER OF SOUTH CAROLINA DUNTY OF GREENVILLE 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, dread or fear of any person whomsoever, read all her right and claim of dower of, in and to all and singular the premises within mentioned and released. WEN under my hand and seal this The day of August 19 81. MAGDAMANE MCMAHAN RECORDED AUG 10 1981 A 9:35 A.M. GREENVILLE SALL SALL SALL SALL SALL SALL SALL S						(SEAL)
ATTE OF SOUTH CAROLINA OUNTY OF Wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately amined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, reunce, release and forever relinquish unto the mortgage(s) and the mortgage(s) heirs or successors and assigns, all her interest and estate, day of August WEN under my hand and seal this The day of August 19 81. MAGDDAIANE McMAHAN ATTE OF SOUTH CAROLINA RENUNCIATION OF DOWER RECORDED AUG 10 1981 ATTE OF SOUTH CAROLINA RENUNCIATION OF DOWER RECORDED AUG 10 1981 AUG 10 1	TATE OF SOUTH CAROLINA OUNTY OF GREENVILLE		PR	OBATE		
RENUNCIATION OF DOWER ATE OF SOUTH CAROLINA OUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersignanined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, recursor, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her interest and estate, dail her right and claim of dower of, in and to all and singular the premises within mentioned and released. VEN under my hand and seal this The day of August 19 81. MAGDAVANE MCMAHAN (SEAL) August 19 81. August 19 81	Personally appeared the undersigned witness and made ortgagor's(s') act and deed, deliver the within written Mo ecution thereof.	e oath that ortgage, and	(s)he saw the wi I that (s)he with th	thin named mo e other witness	ortgagor(s) sign, sec s subscribed above,	al and as the witnessed the
ATE OF SOUTH CAROLINA DUNTY OF GREENVILLE 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 unined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, reunice, release and forever relinquish unto the mortgagee (s) heirs or successors and assigns, all her interest and estate, if all her right and claim of dower of, in and to all and singular the premises within mentioned and released. WEN under my hand and seal this The day of August 19 81. MAGDAIANE McMAHAN SEAL SEAL AND AUGUST 19 81. AND AUGUST 19 81. SEAL AND AUGUST 19 81. SEAL AND AUGUST 19 81. AND AUGUST 19 82. AND AUGUST 19 82. AND AUGUST 19 83. AND AUGUST 19 84. AND AUGUST 19 85. AND AUGUST 19 86. AND A			, 19 81.	7a	10 4	, ,,,,,
ATE OF SOUTH CAROLINA DUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersign- wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately unined by me, did declare that she does freely, voluntarily, and without any compulsion, dread of fear of any person whomsoever, re- unce, release and forever relinquish unto the mortgage(s) and the mortgage(s) here is or successors and assigns, all her interest and estate, d all her right and claim of dower of, in and to all and singular the premises within mentioned and released. VEN under my hand and seal this The day of August 19 81. MAGDAVANE McMAHAN SEAL ATY Public for South Carolina-77-89 RECORDED AUG 10 1981 at 9:35 A.M. GENUNCIATION OF DOWER RENUNCIATION OF BOWER RE		(SEAL)_	<u>></u>	Much	C. 900	Mis
RECORDED AUG 1981 RENUNCIATION OF DOWER RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersignamined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, reunce, release and forever relinquish unto the morigagee(s) and the mortgagee's(s) heirs or successors and assigns, all her interest and estate, dail her right and claim of dower of, in and to all and singular the premises within mentioned and released. VEN under my hand and seal this The day of August 1981 RECORDED AUG 101981 RECORDED AU	•		U	. —		
RENUNCIATION OF DOWER I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersign- wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately unined by me, did declare that she does freely, voluntarily, and without any conpulsion, dread or fear of any person whomsoever, re- unce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her interest and estate, did ll her right and claim of dower of, in and to all and singular the premises within mentioned and released. VEN under my hand and seal this the day of August 19 81. MAGDAVANE McMAHAN SEAL) AND 1981 AND		 				
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersignwife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately amined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, reunce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, did liher right and claim of dower of, in and to all and singular the premises within mentioned and released. VEN under my hand and seal this th day of August 19 81. MAGDAL/INE McMAHAN SEAL SEAL SEAL AUGUST 1981 A			RENUNCIATION	OF DOWER		
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, voluntarily, and without any compulsion, dread or fear of any person whomsoever, reunce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her interest and estate, dall her right and claim of dower of, in and to all and singular the premises within mentioned and released. WEN under my hand and seal this th day of August 19 81. MAGDAL/NE McMAHAN SEAL) MAGDAL/NE McMAHAN SEAL) STATUS OF	GREENVILLE	tary Public.	do hereby certify n	nto all whom it	may concern that	the undersion-
unce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) heirs or successors and assigns, all her interest and estate, daily her right and claim of dower of, in and to all and singular the premises within mentioned and released. VEN under my hand and seal this the day of August 19 81. MAGDAVINE McMAHAN (SEAL) MAGDAVINE McMAHAN (SEAL) RECORDED AUG 10 1981 at 9:35 A.M. CORSEY MCMAHAN CORSEY MCMAH	wife (wives) of the above named mortgagor(s) respectively	ly, did this o	day appear before m	ne, and each, un	on being privately	and senarately
d all her right and claim of dower of, in and to all and singular the premises within mentioned and released. VEN under my hand and seal this The day of August 19 81. MAGDAVINE McMAHAN (SEAL) MAGDAVINE McMAHAN (SEAL) MAGDAVINE McMAHAN (SEAL) RECORDED AUG 10 1981 at 9:35 A.M. CORSEY MCMAHAN	unce, release and forever relinquish unto the mortgagee(s) a	and the mor	tgagee's(s') heirs or	successors and a	assigns, all her inter	homsoever, re- est and estate.
Augustic State of Message Conversed Augustic State of Message Conv	d all her right and claim of dower of, in and to all and si	ingular the	premises within me	ntioned and rele	eased.	
tary Public for South Carolina, (SEAL) TAUG 1 0 1981 at 9:35 A.M. CORSEY MCMAH CORSEY MCMAH SMITH & SMITH			Magdal	line M	Mahan	_
RECORDED AUG 1 0 1981 at 9:35 A.M. GENE MELVIN N LAURA B. McH. SMITH & STATE OF S COUNTY OF GI CORSEY McMAH CORSEY McMAH SMISSEY, I SMITH & SO Wade I Consult Carolina 77-89 As No. SMITH & SO Wade I Consult Carolina 77-89 As No. Consult Carolina 77-89 As No. Consult Carolina 77-89 County of GI Consult Carolina 77-89 As No. Consult Carolina 77-89 County of GI Consult Carolina 77-89 As No. Consult Carolina 77-89 County of GI Consult Carolina 77-89 As No. Consult Carolina 77-89 County of GI Count	th day of August 19 81.		MAGDALINE Mc	MAHAN		•
CORSEY MCMAH CORSEY MCMAH CORSEY MCMAH CORSEY MCMAH LAURA B. McH As No. BRISSEY, 1 SMITH & STATE OF SI COUNTY OF GI CORSEY MCMAH LAURA B. McH As No. BRISSEY, 1 SMITH & STATE OF SI COUNTY OF GI CORSEY MCMAH LAW OF GI CORSEY MCMA	Trame Standy	(SEAL) _				
CORSEY MCMAH CORSEY MCMAH CORSEY MCMAH CORSEY MCMAH LAURA B. McH As No. Register of Mesne Conv BRISSEY, 1 SMITH & 850 Wade I Greenville	tary Public for South Carolina. y commission expires: 3-27-89					
CORSEY MCMAH CORSEY MCMAH CORSEY MCMAH CORSEY MCMAH GENE MELVIN N LAURA B. MCH Hereby certify that the this 10th day of 1549 Book 1549 BRISSEY, 1 SMITH & 850 Wade I Greenville		at 9:	35 A.M.			0054
COUNTY OF GREENVILLE CORSEY MCMAHAN AND MAGDALINE CORSEY MCMAHAN AND MAGDALINE MCMAHAN GENE MELVIN MCHARGUE AND LAURA B. MCHARGUE Mortgage of Real Estate Mortgage of Real Estate Mortgage of Med Estate Mortgage of Real Estate Mortgage of Real Estate Mortgage of Real Estate Mortgage has be Aug. 1549 Deal Mortgage has be Aug. 1549 Deal Mortgage has be Aug. SMITH & BARBARE, page 394 As No. SMITH & BARBARE, P.A. 850 Wade Hampton Boulevard Greenville, South Carolina 29609	<u>.</u>					365.5
COUNTY OF GREENVILLE CORSEY MCMAHAN AND MAGDALINE MCMAHAN TO GENE MELVIN MCHARGUE AND LAURA B. MCHARGUE LAURA B. MCHARGUE Mortgage of Real Estate Mortgage of Medicage has be 10th day of Aug. 1549 of Mortgages, page 394 LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A. 850 Wade Hampton Boulevard Greenville, South Carolina 29609	Reg Reg	- 11 - 1				
TO		3	CEI		CO	S SI
TO GREENVILLE TO TO TO TO TO TO MELVIN MCHARGUE AND M. B. MCHARGUE B. MCHARGUE Mesne Conveyance Greenville LAW OFFICES OF LAW OFFI	88 88 S F F S	2	UR NE		RSE	ž >
OF SOUTH CAROLINA OF GREENVILLE MCMAHAN AND MAGDALINE MCMAHAN TO LVIN MCHARGUE AND MCHARGUE Aug. Gage of Real Estate Aug. Gay of Aug. 9:35 A. M. recorded 9:35 A. M. recorded 9:35 A. M. recorded 394 LAW OFFICES OF SEY, LATHAN, FAYSSOUX, ITH & BARBARE, P.A. Wade Hampton Boulevard nville, South Carolina 29609	Signature of the state of the s	g	ME		¥5	→ H/
GREENVILLE MAHAN AND MAGDALINE MCMAHAN TO TO IN MCHARGUE AND MCHARGUE AND MCHARGUE Se of Real Estate Je of Real Estate Je of Mortgage has be any of Aug. 9:35 A. M. recorded 394 of Mortgages, page 394 of Mortgages, page 394 AW OFFICES OF Y, LATHAN, FAYSSOUX, H & BARBARE, P.A. de Hampton Boulevard file, South Carolina 29609	DE L Be d t	Q	. TA		K C	9 0'
GREENVILLE HAN AND MAGDALINE MCMAHAN TO TO MCHARGUE AND HARGUE AND HARGUE OF Real Estate the within Mortgage has be of Aug. 9:35 A. M. recorded of Mortgages, page 394 of Mortga	tide H. Aw	ge	McI		MA) TI
TO HARGUE AND HARGUE AND HARGUE AND CHARGUE AND ANG ANG ANG ANG ANG CHARGUE CHARGUE ANG ANG ANG ANG ANG ANG ANG AN	6 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6		AAF		EA.	E 80
TH CAROLINA WILLE ND MAGDALINE MCMAHAN RGUE AND RGUE AND E Thin Mortgage has be thin Mortgage has be thin Mortgage has be Aug. A. M. recorded 394 rtgages, page 394 rtgages, page 394 ces of AN, FAYSSOUX, BARE, P.A. ton Boulevard outh Carolina 29609	Mo 35 W	¥	S HA	7	2 .	EN C
MAGDALINE MAGDALINE MCMAHAN MCMAHAN UE AND UE AND UE AND UE AND OF FAYSSOUX, RE, P.A. n Boulevard th Carolina 29609	OU BAN G	ן ⊅	E R	•	A. S.	- E I
AROLINE CMAHAN AND AND AND AND AND AND AND	RE RE Res Res	ec	LE UE			F C
ROLINE NHAN A. recorded A. re	25 C F A T III		₽		AGI cM/	ra ≯
LINE INE INE INE INE INE INE INE INE INE	TO SS STATE OF THE	m	ฮ์		AHA TAC	ő
na x, lece y b b y		S	1		ŹΉ	Γ̈́ς
	- 판판 열 테트! 그일이				Z	***
	has by the corde systems of the cord systems of the corde systems of the	tat			Ħ	Z