we will the second of

AND THE PARTY

The Mortgagor further covenants and agrees as follows:

WITNESS the Mortgagor's hand 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 covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or tredits that may be made hereafter to the Mortgagor Cover the Mortgagee so long as the total indel these thus secured does not exceed the original amount shown on the face hereof. All sums so cadvanced 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 Mortgage, 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 loss, 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 premises.

(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 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.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personlly appeared the undersigned witness and made outh that (side saw the within named mort-search die execution thereof. SYCORN to person gat this day of June (SEAL) Notary Public for South Carolina. I, the undersigned Notary Public do be reby certify unto all whom it may concern, that the undersigned witness represented by me, did declar that the does freely, voluntarily, and without any compelition, dread or for of any person whomsover, remount, release and existing and country of the above of, in and to all and singular the premises within nealized and released. (SEAL) RENUNCIATION OF DOWER RENUNCIATION OF DOWE	With Simi	Awil K. Sour (SEAL)
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gagor sign, seal and as its set and deed deliver the within written instrument and that (sibe, with the other witness subscribed above witnessed the execution thereof. SWORN to before grap this 1 day of June 1983. Notary Public for South Carolina. My Commission Expires: 10-14-86 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned without any compulsion, dread or fear of any person whomsomer, remounce, relax and ordered and forcing that the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned without any compulsion, dread or fear of any person whomsomer, remounce, relax and ordered and forcing that the undersigned without any compulsion, dread or fear of any person whomsomer, remounce, relax and ordered and forcing that the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned variety and separately examined by me, did declare that the does feely, voluntarily, and without any compulsion, dread or fear of any person whomsomer, remounce, relax and order of a fear of any person whomsomer, remounce, relax and order of a fear of any person whomsomer, remounce, relax and order of a fear of any person whomsomer, remounce, relax and order of a fear of any person whomsomer, remounce, relax and order of a fear of any person whomsomer, remounce, relax and order of a fear of any person whomsomer, remounce, relax and order of a fear of any person whomsomer, remounce, relax and order of a fear of any person whomsomer, remounce, relax and order of a fear of any person whomsomer, remounce, relax and order of a fear of any person whomsomer, remounce, relax and order of any person whomsomer, remo	>	
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Notary Public for South Carolina. My Commission Expires: [A-(Y-S)] STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wile (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 deciare that she does freely, voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair of any person voluntarily, and without any compulsion, dread or fair	agor sign, seal and as its act and deed deliver the within written ins	dersigned witness and made oath that (s)he saw the within named mort- strument and that (s)he, with the other witness subscribed above wit-
Notary Public for South Carolina My Commission Expires: 1. the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned via wife (wiver) of the above named mortgage (8) notary Public, do hereby certify unto all whom it may concern, that the undersigned via wife (wiver) of the above named mortgage (8) generally commission death upon being privately and separately cramined by me, did declare that the does freely, voluntarily, and without any compusition, dered or fear of any person whomsoever, renounce, release and forever refinquish unto the mortgage (8) and the mortgage (8) heirs or successor 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 1 day of June 4 1983 A 1984 A 1984 A 1985 A 1984 A 1985 A	7 - 10 - 11	
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 firely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) beits 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 1 day of June 1983. STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA STATE OF SOUTH CAROLINA Lord Of Mortgage of Read February of Carolina No and the right and claim of dower of, in and to all and singular the premises within mentioned and released. STATE OF SOUTH CAROLINA STAT	Notary Public for South Carolina.	<u> </u>
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STATE OF SOUTH CAROLINA COUNTY OF GREENVILE David R. Brown Martha L. Brown Martha L. Brown Edwards Road Baptist Church TO I hereby certify that the within Mortgage has been this 7th day of June this 7th day of June this 7th day of Mortgages, page 442 Book 1610 of Mortgages, page 442 No 1012 Shamrock Lane & Link Dr. Chick Springs Tp.	d wife (wives) of the above named mortgagor(s) respectively, did the namined by me, did declare that she does freely, voluntarily, and volunce, release and forever relinquish unto the mortgagee(s) and the and all her right and claim of dower of, in and to all and singular to GIVEN under my hand and seal this 1 day of June 1983. (SEAL Notary Public for South Carolina)	this day appear before me, and each, upon being privately and separately without any compulsion, dread or fear of any person whomsoever, remortgagee's(s') heirs or successors and assigns, all her interest and estate, the premises within mentioned and released. Nartha L. Brown
STATE OF SOUTH CAROLINA COUNTY OF GREENVILE David R. Brown Martha L. Brown Martha L. Brown Edwards Road Baptist Church TO Edwards Road Baptist Church Mortgage of Real Estate I hereby certify that the within Mortgage has been this 7th day of June 1883 at 12:15 P. M. recorded in Book 1610 of Mortgages, page 442 As No. S29,000.00 Lot 2 Shamrock Lane & Link Dr. Chick Springs Tp.	· •	
1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	Mortgage of Real Esta I hereby certify that the within Mortgage ha this 7th day of June 1983 at 12:15 P. M. record Book 1610 of Mortgages, page 44 As No	STATE O