

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, realizations or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus incurred 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 premises existing or hereafter created on the mortgaged property insured as may be required from time to time by the Mortgagee against fire, lightning and any other hazards specified by Mortgagee, in a amount not less than the mortgage debt or such amount 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 will pay the premiums thereon and the cost of any loss payable in favor of and in full satisfaction to the Mortgagee, and that it will pay all premiums therefor which are not paid by the Mortgagee, and that it will indemnify the Mortgagee for the cost of any policy issued by the Mortgagee and that it hereby authorizes each insurance company 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 the premises existing or hereafter created in good repair and, in the case of a casualty, that it will cause the same to be repaired or replaced as soon as practicable and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make such repairs as may be necessary, and the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the Mortgagor.

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 laws, ordinances and municipal laws and regulations affecting the mortgaged premises.

5. That it hereby agrees to remove all liens and claims on 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 proceedings and the expenses 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 monies due 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, judgment 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 retained and collected hereunder.

7. That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default in by this mortgage or in the note secured hereby. It is the intent and purpose of this instrument that if the Mortgagor shall fully perform all the terms, conditions and covenants 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.

WITNESS the Mortgagor's hand and seal this 18th day of July, 1977.

SIGNED, sealed and delivered in the presence of:

James L. Simpson
Doris L. Jones

Clyde H. Rook (SEAL)

(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 18th day of July, 1977.

Doris L. Jones (SEAL)
Notary Public for South Carolina.

James L. Simpson

MY COMMISSION EXPIRES: May 8, 1979

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 each, 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 mortgagor(s) and the mortgagor(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.

GIVEN under my hand and seal this 18th

day of July, 1977
Doris L. Jones (SEAL)
Notary Public for South Carolina.

Clyde H. Rook

MY COMMISSION EXPIRES: May 8, 1979

\$ 6,430.32
Lot 25 N. Garden Cr., North Garden

Record of Mortg. Conveyance Greenville County
LAW OFFICES OF
Mortgages, page 262 As No. _____
at 7:53 A.M. recorded in Book 1101 of July 1977

Mortgage of Real Estate

RECORDED JUL 18 1977

BANKERS TRUST OF SOUTH CAROLINA

At 7:53 A.M. CLYDE H. ROOK

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1725

Handwritten notes and signatures

13-AM 8254