

The Mortgagee 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 to the extent of the total principal sum advanced but not exceeding 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 such other 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 have attached thereto the usual loss payable clause in favor of and in favor of the Mortgagee, and that all such policies shall be assigned to the Mortgagee, and that it will pay all premiums therefor when due, and that it will keep the mortgaged premises in good repair and in good condition, and that it will pay all expenses for such repairs and does hereby authorize each insurance company insured to make payment on 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 structure the foundation and concrete construction and the piping without interruption, and should it fail to do so, the Mortgagee, or its assigns, may enter the 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 and levies, and assessments 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 the date of default hereunder, and its assigns, should legal process be instituted pursuant to this instrument, any judge having jurisdiction in the premises, or the court of equity, to a receiver of the mortgaged premises, or its assigns, to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable fee to be fixed by the Court in the event said premises are sold by the mortgagee and after deducting all charges and expenses of 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 shall be foreclosed, should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of action involving this mortgage or the title to the premises, as stated herein, or should the debt secured hereby, or any part thereof be placed in the hands of any court or at law for collection, or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon be recoverable 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 Mortgagee shall hold and enjoy the premises above described until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that the Mortgagee 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, assigns and assigns of the parties hereto. Wherever 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 Mortgagee's hand and seal this 14 day of November 1977

SIGNED, sealed and delivered in the presence of

John A. Mitchell (SEAL) William T. Eskew (SEAL)
Sharon E. Blackwell (SEAL) WILLIAM ESKEW (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 14th day of November 1977

John A. Mitchell (SEAL) Sharon E. Blackwell (SEAL)

Notary Public for South Carolina
 My Commission Expires: 3-18-80

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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower ed, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

14th day of November 1977

John A. Mitchell (SEAL) Thelma Eskew (SEAL)

Notary Public for South Carolina
 My Commission Expires: 3-18-80

RECORDED NOV 21 1977 at 10:33 A.M. 15751

TO

SOUTHERN BANK & TRUST COMPANY

Mortgage of Real Estate

I hereby certify that the within Mortgage has been

this 21st day of November

1977 at 10:33 A. M. recorded in

Book 1416 of Mortgages, page 337

As No _____

Register of Deeds Conveyance Greenville County

WILLIAM ESKEW

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

NICHOLAS P. MITCHELL, III
 LAW OFFICES OF
 NOV 21 1977 15751 X

\$ 3,169.24
 Lot 92, Cor. Woodlawn Ave. &
 Marion St., Dorwood