The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sum as may be advanced hereafter, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein contained, and also to secure the Mortgagee for any further loan, advances, readvances or credit that may be extended hereafter, up to the total indebtedness thereby secured does not exceed the original amount shown on the face hereof, all interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property continuously insured against loss by fire and any other hazards specified by the Mortgagee in an amount not less than the full insurable value in companies acceptable to the Mortgagee, and will pay all premiums therefor when due; that it hereby assigns to the Mortgagee the proceeds of any policy insuring the mortgaged premises or any part thereof, and authorizes each insurance company concerned to make payment thereof 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 buildings, improvements and fixtures now or hereafter on the mortgaged property in good repair and will not commit or permit any waste thereof, and will not demolish or remove any building without the written consent of the Mortgagee until the debt secured hereby is fully paid. That it will comply with all requirements and restrictions of all governmental authorities affecting the mortgaged premises.

(4) That it will pay when due all taxes, public assessments, water rents and other governmental or municipal charges, fines or impositions for which provision has not been made hereinabove, and in default thereof the Mortgagee may pay the same.

(5) That it hereby assigns all rents, issues and profits of the mortgaged property to the Mortgagee as additional security hereunder, and agrees that the Mortgagee, in the event that any proceedings are instituted to enforce the terms of this mortgage, shall be entitled to the appointment of a receiver of the mortgaged premises, and that the Mortgagee may enter upon, take and maintain full control of the premises during the pendency of such proceedings, and may collect the rents, issues and profits therefrom during such period. Unless the Mortgagor is entitled to such possession by the terms hereof, any such receiver may be appointed by the Court either before or after sale, without notice, without regard to the solvency or insolvency of the Mortgagor at the time of application for such receiver and without regard to the value of the premises or whether the same shall be then occupied as a homestead or not. The Mortgagee hereunder or any employee or agent thereof may be appointed as such receiver. The performance of the services of a receiver in behalf of the Mortgagee shall not operate to waive or cure any default hereunder or notice of default hereunder. Nothing herein contained shall be construed to constitute the Mortgagee as a mortgagee in possession in the absence of the taking of actual possession of the premises by the Mortgagee pursuant to the powers granted herein. All sums collected by the Mortgagee may be applied against the indebtedness hereby secured in such manner as the Mortgagee may elect.

(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 to any suit involving the Mortgagor 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, including a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, and shall be secured hereby and may be recovered and collected hereunder.

(7) That the Mortgagee shall hold and enjoy the premises above conveyed as long as any amount owing to the Mortgagee hereunder shall remain unpaid. It is the true meaning 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 effect.

(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 2nd day of November 1977.
SIGNED, sealed and delivered in the presence of:

Darcy P. Oppenna — Gordon E. Mason (SEAL)
Edward R. Hamner — Cheryl A. Mason (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 2nd day of November 1977.
Edward R. Hamner (SEAL)
Notary Public for South Carolina.
My commission expires 3-9-79

Darcy P. Oppenna

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 mortgagee(s) and the mortgagee's(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
2nd day of November 1977.
Edward R. Hamner (SEAL)
Notary Public for South Carolina.

Cheryl A. Mason
Cheryl A. Mason

RECORDED NOV 21 1977 At 10:01 A.M.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 21st day of November 1977 at 10:02 A.M. recorded in Book 1416 of Mortgages, page 427, As No. 15723

Register of Mesne Conveyance Greenville County

LAW OFFICES OF

$4,500.00
2 Pts. Lot 17, Bahan St.

NOV 21 1977
Ed Hamner
15723

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GORDON E. MASON &
CHERYL A. MASON

TO

PERRY S. LUTHI
9 Bradshaw Street
Greenville, SC 29601

1.2M 8234