

The Mortgage further contains and agrees as follows:

- 1. That this mortgage shall secure the Mortgagee's right but not his obligation to advance hereafter at the option of the Mortgagee for the payment of the principal and interest on the mortgage debt... This mortgage shall also secure the Mortgagee's right to... The Mortgagee shall have the right to... unless the Mortgagee shall have provided in writing.
- 2. That it will keep the improvements now existing or hereafter created on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by fire and other hazards specified by Mortgagee... and that it will pay a premium therefor for each year, and that it will be bound to the Mortgagee to pay the premiums... to the extent of the balance owing on the Mortgage debt at the time of the fire.
- 3. That it will keep all improvements now existing or hereafter created on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by fire and other hazards specified by Mortgagee... and that it will pay a premium therefor for each year, and that it will be bound to the Mortgagee to pay the premiums... to the extent of the balance owing on the Mortgage debt at the time of the fire.
- 4. That it will pay, when due, all taxes, public assessments and other governmental charges and levies which are assessed or levied against the mortgaged premises. That it will comply with all governmental and municipal laws, ordinances and regulations which apply to the mortgaged premises.
- 5. That it hereby assigns all rents, issues and profits of the mortgaged premises for the term hereof and until the mortgage debt is paid, and all legal proceedings for the recovery of the same shall be instituted in the name of the Mortgagee... and all charges and expenses attending such proceedings shall apply to the mortgaged premises 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 Mortgagee 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, all the Mortgagee become a party of any suit involving this mortgage or the sale of the premises secured hereon, or should the debt secured hereby for any part thereof be placed in the hands of any court at law or in equity, all costs and expenses incurred by the Mortgagee, and all reasonable attorneys' fees shall be paid by the Mortgagee... and shall be paid in full on demand at the option of the Mortgagee as a part of the debt secured hereby, and may be recovered by the Mortgagee.
- 7. That the Mortgagee shall hold and enjoy the premises secured hereon until the debt secured by this mortgage is in the note secured hereby is paid in full, and the terms, conditions and covenants of this mortgage shall be entirely null and void otherwise to remain in full force and value.
- 8. That the covenants hereon contained shall bind and the benefits and advantages shall inure to the respective heirs, executors, administrators and assigns of the parties hereto. Whichever of the singular shall include the plural, the plural the singular, and the use of the number shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 23rd day of November 1977

SIGNED, sealed and delivered in the presence of

Sandra M. Budwell _____ (SEAL)

Richard W. Blair _____ (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of November 1977

Richard W. Blair _____ SEAL *Sandra M. Budwell* _____

Notary Public for South Carolina
 My Commission Expires: 3/24/87

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, restraints, 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 23rd day of November 1977

Richard W. Blair _____ SEAL *Frances J. Reese* _____

Notary Public for South Carolina
 My commission expires: 3/24/87

RECORDED NOV 28 1977 AT 2:59 P.M. 16-104

NOV 28 1977

ZONA BLACK & GASTON X16101A

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

FRANCES J. REESE

TO

SOUTHERN BANK & TRUST COMPANY

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 28th day of November 1977 at 2:59 P.M. recorded in Book 2126 of Mortgages, page 572

As No _____

Register of Deeds Conveyance Greenville County

LONG, BLACK & GASTON
 ATTORNEYS AT LAW
 109 East North Street
 Greenville, S.C. 29601

§ 3,51612
 Lot 3, Leland Cr., Paris Men. TP

2-AV 8267