The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced [illegible] the Mortgagee, for the payment of taxes, insurance premiums, public assessments, [illegible] mortgage shall also secure the Mortgagee for any further loans, advances, [illegible] by the Mortgagee [illegible] as the total indebtedness [illegible] advanced shall bear interest at the same rate as the mortgage debt and shall be payable on [illegible] of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property [illegible] from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee [illegible] 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 [illegible] 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 [illegible] the mortgaged premises and does hereby authorize each insurance company concerned 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 all improvements now existing or hereafter erected in good repair and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so the Mortgagee [illegible] premises, make whatever repairs are necessary, including the completion of any construction work undertaken, 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 of the premises [illegible] 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 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.

IN WITNESS WHEREOF, the said mortgagor has caused its corporate seal to be hereunto affixed, and these presents to be subscribed by its duly authorized officers on this the 19th day of December, 1977.

Signed, Sealed and Delivered in the presence of:

[signature]

Pamela S. Mabry

ALANO OF THE PIEDMONT AREA, INC. (L.S.)

By: Sterling & Wetter Pres.

Attest: W. Ralph Alexander - Secty.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that he saw the within named Corporation by its duly authorized officers sign, seal and as the mortgagor's act and deed deliver the within written instrument and that she, with the other witness subscribed above, was sent the execution thereof.

SWORN to before me this 19th day of December, 1977.

[signature]

SEAL Pamela S. Mabry

Notary Public for South Carolina
My commission expires 12/16/80

RECORDED DEC 19 1977 At 12:39 P.M. 18529

DEC 19 1977 x 18529 x

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ALANO OF THE PIEDMONT AREA, INC.

TO

W. W. OF GREENVILLE, INC.
P. O. Drawer 40
Mauldin, S. C. 29662

Mortgage of Real Estate By a Corporation

I hereby certify that the within Mortgage has been this 19th day of December 1977 at 12:39 P. M. recorded in Book 1418 of Mortgages, page 989 As No.

Register of Mesne Conveyance Greenville County

F. BRADLEY MORRAH, JR
Attorney at Law
Greenville, South Carolina

$ 18,000.00
Lot, Catalina Dr., Paris Heights

4328 RV-2