

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 Mortgagee by the Mortgagee so long as the total indebtedness thus secured 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 or as the Mortgagee may otherwise provide in writing.
- (2) That it will keep the premises in a good and safe condition and hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee and not less than any other hazards specified by Mortgagee in a policy not less than the mortgage debt or such other amounts as may be required by the Mortgagee and in companies acceptable to it and that all such policies and amounts thereof shall be held by the Mortgagee and the Mortgagee shall have the right to pay the claims in favor of and in full satisfaction to the Mortgagee and that it will pay all premiums therefor when the same become due and payable to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby irrevocably assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby irrevocably agree to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, whether the same is a loss.
- (3) That it will keep the premises in a good and safe condition and hereafter erected or repaired and in the case of a contract to build, that it will complete the same and in the case of a contract to build, and should it fail to do so, the Mortgagee may at its option enter upon said premises, make whatever repairs or improvements may be necessary for the completion of any construction work underway and charge the expenses for such repairs or the completion of the same to the Mortgagee.
- (4) That it will pay when due all taxes, 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 waives 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 paid to the Grant in the event said premises are occupied by the Mortgagor and after deducting all charges and expenses attending such possession 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 to 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 an attorney at law for collection 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 Mortgagor shall hold and enjoy the premises above conveyed until there is a default in 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.

WITNESS by Mortgagor's hand and seal this 21st day of April 19 78 .  
 SIGNED, sealed and delivered in the presence of:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

NEELY'S, INC.  
 \_\_\_\_\_ (SEAL)  
 Wesley L. Neely, President  
 \_\_\_\_\_ (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 21st day of April 19 78  
 \_\_\_\_\_ (SEAL)  
 Notary Public for South Carolina.  
 My Commission Expires: 1-18-80  
 \_\_\_\_\_  
 \_\_\_\_\_

STATE OF SOUTH CAROLINA }  
 COUNTY OF }  
 RENUNCIATION OF DOWER  
 NOT NECESSARY - MORTGAGOR A CORPORATION

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  
 \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 \_\_\_\_\_ (SEAL.)  
 Notary Public for South Carolina.

RECORDED APR 21 1978 At 11:18 A.M. 31178

Mortgage of Real Estate

TO  
 BANK OF GREER  
 NEELY'S, INC.

BRISSEY, LATHAN, SMITH & BARRETT, P.A.  
 APR 21 1978  
 R 31178X  
 STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

I hereby certify that the within Mortgage has been this 21st day of April 19 78 at 11:18 A.M. recorded in Book 1429 of Mortgage, page 586 As No. \_\_\_\_\_

Register of Mesne Conveyance  
 GREENVILLE County  
 LAW OFFICES OF  
 \$46,000.00  
 1.243 Acres Old U.S. Hwy. 29

2-AR 8267