

RECEIVED

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 payable to the benefit of the mortgaged premises. The Mortgagee shall also secure the Mortgagee for any further loans, advances or credits that may be made hereafter by the Mortgagee to the Mortgagor on the mortgaged premises...

2. That it will keep the improvements now existing or hereafter erected on the mortgaged premises 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 in such amounts as may be required by the Mortgagee, and its companies acceptable to it, and that all such policies and receipts therefor shall be held by the Mortgagee, and have attached thereto a loss payable clause in favor of, and in favor acceptable 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 policy covering 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 structure, shall keep the same in a state of repair, and shall complete without interruption, and should it fail to do so, the Mortgagee shall have the right to enter the premises, make whatever repairs are necessary, including the completion of any structure or work underway, and to charge the cost of 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, including the payment of such taxes, public assessments, and other governmental or municipal charges and assessments affecting 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 that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction at the time of such proceedings shall have a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and to collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event such premises are occupied by the mortgagor, and after deducting all charges and expenses attending such proceedings and the execution of its trust as receiver, shall apply the surplus 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 in his or her name, or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee for all the foregoing be made 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 Mortgagee shall hold and enjoy the premises above described until there is a default under this mortgage or in the note secured hereby. If at the time of making of this instrument the Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, 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 the Mortgagor's hand and seal this 15th day of January 1979

SIGNED, sealed and delivered in the presence of

Handwritten signatures and seals of witnesses.

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 hereon, witnessed the execution thereof.
SWORN to before me this 15th day of JANUARY 1979
Notary Public for South Carolina
My Commission Expires

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RENUNCIATION OF DOWER WOMAN GRANTOR
I, the undersigned Notary Public, do hereby certify that I have seen the within named mortgagor, and that she has appeared before me, and that she has been examined by me, and that she has freely, voluntarily, and without any compulsion, fraud, force, fear, or any other unlawful means, released and conveyed to the Mortgagee, and the Mortgagee's heirs or assigns, all her interest and estate, and all her right and claim of dower in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this
day of 19
Notary Public for South Carolina
My commission expires

REC-15 JAN 15 1979 12:09 P.M.
I hereby certify that the within Mortgage has been
this 15th day of JANUARY 1979 at 12:09 P.M. recorded in
Book 1455 of Mortgages, page 137
As No
Header of Mendon Conveyance, Greenville County
W. A. Smith & Co., Office Supplies, Greenville, S. C.
Form No. 142 4M-8/74
\$9,000.00
4.67 Acres New Gap Creek Rd.
SOUTHERN BANK AND TRUST CO.
P.O. Box 1324
Greenville, S.C. 29602
CYNTHIA C. MANNING
TO
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
No. 1455-135
No. 1455-135
No. 1455-135
No. 1455-135

12:09 2237