

The Mortgagee 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, taxes or other charges...

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against fire, lightning and any other hazards specified by Mortgagee...

3. That it will keep all improvements now existing or hereafter erected in good repair and in the case of a construction plan that it will continue construction until completion without interruption...

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.

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...

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 to the Mortgagee to the Mortgagee shall become immediately due and payable...

7. That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby.

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.

WITNESS the Mortgagee's hand and seal this 15th day of January 1979

SIGNED, sealed and delivered in the presence of

Handwritten signatures of Cynthia P. Dill and Herman F. Dill, Jr. with 'SEAL' markings.

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 deliver the within written instrument and that she with the other witness subscribed above 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

I, the undersigned, being duly sworn, hereby certify that I am a single woman, that the undersigned is the wife of the above named mortgagor, and that she has renounced her right of dower in the premises above described...

GIVEN under my hand and official seal this 15th day of January 1979
Notary Public for South Carolina
My Commission Expires

Mortgage of Real Estate
To: HERMAN F. DILL, JR.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
15th day of January 1979

10330

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