

The Mortgagee further covenants and agrees as follows:  
1. That this mortgage shall secure the Mortgagee for such further sums as may be advanced to the mortgagor for the payment of taxes, insurance premiums, public assessments, and other charges and expenses which may be lawfully levied or assessed against the mortgaged premises, and shall also secure the Mortgagee for any further loans, advances, or disbursements which may be lawfully made by the Mortgagee on the mortgaged premises, and shall also secure the Mortgagee for the payment of the principal and interest on any such loans, advances, or disbursements, and shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured as to be required from time to time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee, and at all times shall maintain the mortgaged premises in such amounts as may be required by the Mortgagee, and in compliance therewith shall be held by the Mortgagee, and have attached thereto the usual clauses in favor of and in favor of 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 insuring 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 may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, 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 rents, issues and profits of the mortgaged premises shall be paid to the Mortgagee, and should the Mortgagee become 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 said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding and the execution of its duty 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 to 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, or should the Mortgagee become a party of any suit involving this mortgage or the title to the premises secured hereby, or should the debt secured hereby, or any part thereof be placed in the hands of any attorney at law for collection, in 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 Mortgagee shall hold and earn the proceeds above received 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 Mortgagee 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. Whichever 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 Mortgagee's hand and seal this 18th day of January 1979

SIGNED, sealed and delivered in the presence of

*[Signature]* SEAL  
*[Signature]* SEAL  
Ronald I. Tyner  
Margaret A. Tyner  
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 and seal and as set and delivered the within written instrument and that she, with the other witness subscribed above, witnessed the execution thereof.

WITNESS to before me this 18th day of January 1979  
*[Signature]* SEAL  
Notary Public for South Carolina  
My Commission Expires 8-12-80

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville } RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify insofar as it may concern, that the within named mortgagor, did this day appear before me, and was, upon being sworn, and separately examined by me, and declares that she does free, voluntarily, and without any compulsion, duress or fear of any person, whomsoever, release and transfer to and in favor of the mortgagee, and the mortgagee's heirs, successors and 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 18th day of January 1979  
*[Signature]* SEAL  
Margaret A. Tyner  
Notary Public for South Carolina  
My Commission Expires 8-12-80

RECORDED JAN 18 1979 at 11:59 A.M. 21155  
BESSIE R. KENNEDY  
TO  
RONALD I. TYNER AND  
MARGARET A. TYNER  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RILEY & RILEY-S  
I hereby certify that the within Mortgage has been  
this 19th day of January  
1979 at 11:59 A.M. recorded in  
Book 1455 at Mortgage Page 665  
At No. \_\_\_\_\_  
In front of Me, Notary Public, Greenville, South Carolina  
\$13,500.00 AND INTEREST  
Attorney at Law  
Greenville, South Carolina  
5.05 Acres Buncombe Rd.  
I-248 2237