1398 # 919

[illegible] Mortgagor further covenant[s] and agree[s] as follows:

1. That this mortgage shall secure the Mortgagee for such [illegible] as may be advanced hereafter, at the option of the Mortgagee, for the purpose of paying taxes, insurance premiums, repairs or maintenance to the premises, or for any other purpose authorized by the terms of this mortgage, or subsequently agreed upon between the Mortgagor and the Mortgagee, but as to such future advances, this mortgage is to be subordinate to any mortgage hereafter executed and recorded which by its terms secures future advances made by a bank, savings and loan association or insurance company. It is understood that obligations of the Mortgagor to the Mortgagee may include loans in addition to that evidenced by the note described above, and this mortgage shall secure all such obligations, however evidenced, to the maximum principal amount of $ [illegible], plus interest thereon and any disbursements made for the payment of taxes, special assessments, or insurance on said real estate after default hereunder by the Mortgagor. This mortgage shall not secure any other debt if, when any part of the debt secured hereby is paid, the Mortgagee fails to cancel this mortgage as provided by law upon request by the Mortgagor.

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 loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly, when due, any premiums on such insurance provided for by the terms of this mortgage. All insurance shall be carried in companies approved by the Mortgagee and the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

3. That it will keep all buildings, fixtures and improvements of every kind now or hereafter on the premises in good repair and will not commit or suffer any waste of the premises. That it will comply with all governmental and municipal laws, ordinances and regulations affecting said premises.

4. That it hereby assigns all rents, issues and profits of the mortgaged property to the Mortgagee as additional security hereunder, and hereby gives to and confers upon the Mortgagee the right, power and authority during the continuance of these presents, to collect the rents, issues and profits of said property as they become due and payable, and does hereby direct each tenant of the property to pay rents directly to the Mortgagee upon demand after default by the Mortgagor hereunder. The Mortgagee shall not be required to enter upon and take control of said property or to maintain any action in order to collect such rents, issues and profits, and may pursue any remedy hereunder without resorting to the rents, issues and profits. Any application of rents, issues or profits to any indebtedness secured hereby shall not extend or postpone the due dates of the monthly installments of principal and interest payable under the terms of the note secured hereby, or affect the amount of such installments. The collection of such rents, issues and profits and the application thereof as aforesaid shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

5. That the Mortgagor shall not sell, convey, lease or assign all or any part of the mortgaged property without the written consent of the Mortgagee first had and obtained, and that upon any such sale, conveyance, lease or assignment without such consent, the Mortgagee may declare the entire indebtedness secured hereby immediately due and payable, and may foreclose this mortgage.

6. That the Mortgagor shall keep all taxes, assessments, water rates and other governmental or municipal charges, fines, impositions or liens asserted against the property promptly paid and discharged, and will deliver to the Mortgagee, on demand, receipts showing such payments. Failure to pay any of the foregoing items when due shall constitute a default hereunder and the Mortgagee may, at its option, pay any of the foregoing items and add the amount so paid to the principal indebtedness secured hereby, which amount shall bear interest at the rate provided for in the note secured hereby and be payable on demand, or at the option of the Mortgagee, may be added to any deficiency judgment rendered in any foreclosure proceeding hereunder.

7. That the Mortgagor shall keep all buildings now or hereafter on the mortgaged property in good repair and will not commit or suffer any waste of the premises. That it will comply with all governmental and municipal laws, ordinances and regulations affecting said premises.

8. That it hereby assigns all rents, issues and profits of the mortgaged property to the Mortgagee as additional security hereunder, and hereby gives to and confers upon the Mortgagee the right, power and authority during the continuance of these presents, to collect the rents, issues and profits of said property as they become due and payable. Any application of rents, issues or profits to any indebtedness secured hereby shall not extend or postpone the due dates of the monthly installments of principal and interest payable under the terms of the note secured hereby, or affect the amount of such installments. The collection of such rents, issues and profits and the application thereof as aforesaid shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

9. That the Mortgagor shall not sell, convey, lease or assign all or any part of the mortgaged property without the written consent of the Mortgagee first had and obtained, and that upon any such sale, conveyance, lease or assignment without such consent, the Mortgagee may declare the entire indebtedness secured hereby immediately due and payable, and may foreclose this mortgage.

10. That the Mortgagor shall keep all taxes, assessments, water rates and other governmental or municipal charges, fines, impositions or liens asserted against the property promptly paid and discharged, and will deliver to the Mortgagee, on demand, receipts showing such payments. Failure to pay any of the foregoing items when due shall constitute a default hereunder and the Mortgagee may, at its option, pay any of the foregoing items and add the amount so paid to the principal indebtedness secured hereby, which amount shall bear interest at the rate provided for in the note secured hereby and be payable on demand, or at the option of the Mortgagee, may be added to any deficiency judgment rendered in any foreclosure proceeding hereunder.

11. 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 number 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 25th day of May 1977

SIGNED, sealed and delivered in the presence of:

Will B. Long Jr. (SEAL)

Patricia S. Fuller (SEAL)

Donald R. Trammell (SEAL)
DONALD R. TRAMMELL

(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 25th day of May 1977

Will B. Long Jr. (SEAL)

Notary Public for South Carolina
My Commission Expires 8/24/83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

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

25th day of May 1977

Janice A. Trammell (SEAL)
JANICE A. TRAMMELL

Notary Public for South Carolina
My Commission Expires 8/24/83

Recorded May 26, 1977 at 1:12 PM 32125

FILED BY: Long, Black and Gaston
LONG, BLACK AND GASTON
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Donald R. Trammell

TO

C. L. Fuller, III

Mortgage of Real Estate

I hereby certify that the within Mortgage has been filed for record in the Clerk's Office for Greenville County, South Carolina, on the 26th day of May 1977 at 1:12 P.M. and recorded in Book 1398 of Mortgages, page 919

Register of Mesne Conveyance for Greenville County

LONG, BLACK & GASTON
ATTORNEYS AT LAW
100 East North Street
Greenville S.C. 29601

$ 22,500.00
Lots 19, 20 & 23, White Horse Rd.

286-17

RECORDED APR 4 1979
at 11:35 A.M.

4328 RV.2