1398 PAGE 919

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 [illegible] ... provided in writing.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property insured [illegible] ... the extent of the balance owing on the Mortgage debt [illegible]

3. That it will keep all improvements now existing or hereafter erected in good repair [illegible] ...

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges [illegible] against the mortgaged premises. That it will comply with all governmental and municipal laws [illegible] premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises [illegible] ... 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. [illegible] ... a part of the debt secured hereby, and may be recovered and collected hereunder.

7. That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. [illegible] ... 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 the Mortgagor's hand and seal this 25th day of May 1977

SIGNED, sealed and delivered in the presence of:

Will B. Long Jr. — DONALD R. TRAMMELL (SEAL)

Patricia [illegible] (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

[signature] (SEAL) [signature]

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

[signature] (SEAL)

Notary Public for South Carolina
My commission expires: 8/24/83

Recorded May 26, 1977 at 1:12 PM 32125

LONG, BLACK AND GASTON 32125 X

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 this 26th day of MAY 1977 at 1:12 P. M. recorded in Book 1398 of Mortgages, page 918

As No. [illegible]

Register of Mesne Conveyance Greenville County

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

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

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

28647

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