

and recorded in Mortgage Book 462, page 501, and Mortgage Book 462, page 505, respectively, in the R. M. C. Office of Greenville County, South Carolina.

MORTGAGOR COVENANTS AND AGREES AS FOLLOWS: That this mortgage shall secure the mortgagee for such further sums as may be advanced hereafter at the option of the mortgagee for payment of taxes, insurance premiums, public assessments, repairs, first mortgage payments or other purposes pursuant to the covenants herein, and also any further loans advanced, readvanced or credits that may be made thereafter to the mortgagor by the mortgagee and that all sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand by the mortgagee unless otherwise provided in writing. The mortgagee shall have the option to declare the entire balance of the indebtedness due and payable upon non-payment of any of the above named and shall have the further right to institute legal proceedings therefor.

That the mortgagor shall promptly pay the principal and interest on the indebtedness evidenced by the said note, at the terms and manner therein provided and that a penalty in the amount of 5% shall be incurred upon any payment that is twenty (20) days delinquent.

That the mortgagor shall not solicit or make any advancement in favor of any other mortgages, liens or encumbrances that are against the above described property. That if the mortgagor shall make any payments in advance of the date they are due, they shall make such payments to the Holder of this mortgage.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Equitable Financial Corporation, its successors,

Heirs and Assigns forever

And I do hereby bind myself and my

Heirs, Executors and

Administrators to warrant and forever defend all and singular the said premises unto the said Equitable Financial Corporation, its successors

Heirs and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said lot in the sum of not less than One Thousand (\$1,000.00) -- Dollars, and keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee

and that in the event the mortgagor shall at any time fail to do so, then the said mortgagee

may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage.

And the said mortgagor agrees to pay the said debt or sum of money, with interest thereon, according to the true intent and meaning of the said promissory note together with all cost and expenses which the said mortgagee shall incur or be put to, including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.