

The Mortgage further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgage for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgage for any other loans, advances, payments or credits that may be made hereafter by the Mortgagee to the Mortgagor or by the Mortgagor to the Mortgagee, in any amount not to exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage hereof and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the premises in good repair or hereafter erected on the mortgaged premises, as well as any building thereon, from time to time by the Mortgagee or by the Mortgagor or by other persons specified by the Mortgagee, in an amount not less than the mortgage debt, or such other amount as may be determined by the Mortgagee, and in compliance acceptable to it, and that all such repairs and rebuilds thereof shall be paid by the Mortgagor, and that the Mortgagor shall be liable for all such repairs and rebuilds, and that it will pay all premiums therefor which may be required to be paid by the Mortgagor, and that it will assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize such mortgagee to apply the proceeds 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 the premises in good repair and, in the case of a construction loan, that it will continue to maintain the premises in good repair and should it fall to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary and also the completion of any construction work and way and charge the expenses for such repairs or the completion of such construction to the mortgagor.

(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 judge having jurisdiction may, at Chambers or otherwise, appoint 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 trust 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 by the Mortgagor to the Mortgagee shall be 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 described herein, or should the debt secured hereby, or any part thereof be placed in the hands of any attorney at law for collection by 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 received and collected hereunder.

(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. It is the true meaning of this instrument that if the Mortgagor 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. 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 Mortgagee's hand and seal this 31st day of May 1974.

SIGNED, sealed and delivered in the presence of:

Kathy H. Rollins
Kathy H. Rollins

Kenneth R. Brown
Kenneth R. Brown

(SEAL)

(SEAL)

(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, seal and as its act and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31st day of May 1974.

Thomas C. Brissey (SEAL)
Notary Public for South Carolina.
My Commission expires 4/7/79.

Kathy H. Rollins

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, deceit or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagor (s) and the mortgagor (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

31st day of May 1974.

Thomas C. Brissey (SEAL)
Notary Public for South Carolina.
My Commission expires 4/7/79.

Kathy H. Rollins

RECORDED JUN 19 74 32520

RECORDING FEE PAID \$ 8.50

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THOMAS C. BRISSEY
Attorney At Law

KENNETH R. BROWN

GEORGE H. BROWN AND MARIE W. BROWN

Mortgage of Real Estate

I hereby certify that the within Mortgage has been filed 1974

June 1974

at 10:36 A.M. recorded in Book 1314

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Register of Mortgage Transactions GREENVILLE

THOMAS C. BRISSEY
ATTORNEY AT LAW

110 MANY STREET
GREENVILLE, SOUTH CAROLINA 29601

\$6,700.00

Lot 153 Ardmore Dr., "Colonial"
Hills Sec. 3

2-AV 8284