

The Mortgagee further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereunder for the payment of taxes, insurance premiums, public assessments, repairs or other purposes... This mortgage shall also secure the Mortgagee for any further loans, advances, or payments that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount secured hereunder. All such advances shall bear interest at the same rate as the mortgage debt and shall be payable on demand or the Mortgagee unless otherwise provided in writing.

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 any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in full amount payable to 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, cause all 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 levies, and all other assessments 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 at law or equity, or the court 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 balance 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 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 to any suit involving this mortgage or the title to the premises, or should the debt secured hereby be in any part thereof be placed in the hands of any attorney at law for collection, or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable on demand, or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered as provided hereunder.

7. That the Mortgagee shall hold and enjoy the premises above described until there is a default under this mortgage or on 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. 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 14th day of February 1975

SIGNED, sealed and delivered in the presence of

[Handwritten signatures]

GREENVILLE LODGE OF PERFECTION, ANCIENT AND ACCEPTED SCOTTISH RITE OF FREEMASONRY SEAL

By *[Signature]* Venerable Master SEAL

By *[Signature]* Secretary 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 14th day of February 1975

[Signature]
Notary Public for South Carolina
My Commission Expires: August 20, 1980

SEAL

[Signature]

STATE OF SOUTH CAROLINA }
COUNTY OF }

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 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 related.

GIVEN under my hand and seal this

day of 19

SEAL

Notary Public for South Carolina.
My commission expires:

RECORDED FEB 14 '75 19061
At 12:13 P.M.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE 19061 X

GREENVILLE LODGE OF PERFECTION,
ANCIENT AND ACCEPTED SCOTTISH
RITE OF FREEMASONRY.

BANK OF TRAVELERS REST,
TRAVELERS REST, SOUTH CAROLINA

TO

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
this 14th day of February
1975 at 12:13 P. M. recorded in
book 1333 of Mortgages, page 169
As No 19061

Register of Meane Conveyance Greenville County
\$ 150,000.00
W. A. Saylor & Co., Office Supplies, Greenville, S. C.
Form No. 142 4M-8/74
5.91 Acs. Cleveland St.

4328 RV-2