

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 taxes, insurance, premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, realizations or credits that may be made hereafter by the Mortgagee to the Mortgagor so long as the total indebtedness of the Mortgagor does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the premises, and any other building or hereafter erected on the mortgaged premises, and as may be required from time to time by the Mortgagee, in good repair and free from any other hazards specified by Mortgagee, and shall pay not less than the mortgage debt, or any such amount as may be required by the Mortgagee, and in compliance therewith shall pay all taxes, assessments, and all other charges thereon, and shall be held by the Mortgagee and its assigns for all such taxes, assessments, and other charges, and shall be held liable therefor, and that it has hereby assigned to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company 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, and any other building or hereafter erected in good repair, and, in the case of a construction loan, that it will complete the same, and shall, if it fails to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work not done, 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 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 of any suit involving this mortgage or the title to the premises described herein, or should the debt secured hereon or any part thereof be placed in the hands of any attorney at law for collection, in 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 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. 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. Wherever 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 22nd day of April 1975. SIGNED, sealed and delivered in the presence of:

Thomas Brisse (Signature)
Kathy H. Reelers (Signature)

E. Jerry Tant (Signature) (SEAL)
Carolyn S. Tant (Signature) (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 22nd day of April 1975.
Notary Public for South Carolina.

Kathy H. Reelers (Signature)

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 and 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 22nd day of April 1975.
Notary Public for South Carolina.

Carolyn S. Tant (Signature)

RECORDED APR 28 1975

At 1:26 P.M. # 24907

RECORDING FEE PAID \$ 5.21

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

E, JERRY TANT AND CAROLYN S. TANT

ATLANTA POSTAL CREDIT UNION

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 22nd day of April 1975 at 1:25 P.M. recorded in Book 1337 at Mortgage page 865 as No. 24907.
Resident of Meigs County, Georgia.
County: GREENVILLE
THOMAS C. BRISSEY
ATTORNEY AT LAW
110 MANLY STREET
GREENVILLE, SOUTH CAROLINA 29601
Lots 42, 43 & 44 Kingswood Cr, Kingswood

4328 RV-2