1343 PAGE 60

...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, to the present Mortgagor, or his successors or assigns, or any of them jointly, or any of them jointly and severally, and for all indebtedness which may be hereafter contracted by the Mortgagor or his successors or assigns, or any of them jointly, or any of them jointly and severally, to the Mortgagee, up to the amount of the original indebtedness, provided that nothing herein contained shall be construed as obligating the Mortgagee to make any advances subsequent hereto. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand and, unless otherwise provided in writing, shall be secured hereby.

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 form acceptable 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 policies 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 on the mortgaged property in good repair and in tenantable condition during the full term of the mortgage debt, and will not commit or permit any waste thereof, and that it will comply with all requirements of law or municipality or other governmental agencies affecting the mortgaged property with respect to the use, maintenance, and improvement thereof without removal or demolition thereof, and that it will not change the use thereof without the written consent of the Mortgagee. Should it fail to do any of the foregoing, the Mortgagee may, at its option, do any of the foregoing and charge the cost thereof to the debt secured hereby.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or impositions for which provision has not been made hereinabove, and in default thereof the Mortgagee may pay the same, and the amount so paid, with interest at the rate applicable to the principal indebtedness secured hereby, shall be added to the debt secured by this mortgage and shall be immediately due and payable hereunder, and shall be secured by the lien of this mortgage. The Mortgagee may require receipts showing payment of taxes, assessments, insurance premiums and other charges payable by the Mortgagor. The Mortgagee may pay any of the foregoing according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.

5. That it will keep the mortgaged premises free of all liens, except the lien of taxes not due and payable, and except as otherwise provided in this mortgage, and will preserve its title to the premises and the validity and priority of the lien of this mortgage, and will forever warrant and defend the same to the Mortgagee against the claims of all persons whomsoever.

6. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

7. That it hereby assigns the rents, issues and profits of the mortgaged premises from and after any default hereunder, and during the pendency of any foreclosure proceedings, and during any period of redemption, if any, and agrees that, upon default hereunder, or upon the commencement of any action to foreclose this mortgage or to enforce any other remedy of the Mortgagee under this mortgage, the Mortgagee shall be entitled to the appointment of a receiver by any court having jurisdiction, without notice, to take possession of the mortgaged premises and collect the rents, issues and profits thereof, which rents, issues and profits are hereby assigned to the Mortgagee, and after deducting all charges and expenses attending such proceeding and the execution of the trust as receiver, shall apply the net balance of the rents, issues and profits toward the payment of the debt secured hereby.

8. 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 the Mortgagor or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of attorneys at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee, shall thereupon become immediately due and payable to attorneys or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

9. That the Mortgagee shall hold no personal liability for any deficiency which may arise if there is a default under this mortgage or in the note secured hereby, it being agreed that the sole remedy available to the Mortgagee shall be against the mortgaged property. Provided, however, that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage and of the note secured hereby, then this mortgage shall be satisfied, null and void, otherwise to remain in full force and effect.

10. 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 30th day of June 19 75

SIGNED, sealed and delivered in the presence of:

J. B. Moore (SEAL)

(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 mortgage and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30th day of June 19 75

(SEAL)

Notary Public for South Carolina
My Commission Expires

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 in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 30th day of June 19 75.

(SEAL)

Notary Public for South Carolina
My Commission expires

Mortgage of Real Estate

I hereby certify that the within Mortgage has been filed this 1st day of July 19 75 at 1:16 P. M. recorded in Book 1343 of Mortgages, page 59 As No. 84

Register of Mesne Conveyance Greenville County

W. A. Seyle & Co., Office Supplies, Greenville, S. C.
Form No. 112
$6,500.00

Lot 5 Sc. Cluire Sc. (Hemlock Ave. Ext.), Greville Co.

84

STATE OF SOUTH CAROLINA
COUNTY OF (Greenville)

J. B. Moore

TO

Harold L. Dillard

1975 At 1:16 P.M.

84

4328 RV.2