

The Mortgager 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, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured 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 improvements now existing or hereafter created 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 the 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 thereon when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize the Mortgagee to make payment for a loss by fire to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether by or to it.

3. That it will keep all improvements now existing or hereafter created on the mortgaged property, and in the case of a construction loan, that it will cooperate with the Mortgagee in the construction work, and if it fails to do so, the Mortgagee may, at its option, enter upon said premises, make such improvements as may be necessary, including the completion of any construction work in progress, 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 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 fee to be fixed by the Court in the event said premises are occupied by the mortgager and after deducting all charges and expenses incurred in 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 Mortgager to the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed. Should the Mortgagee become a party to any suit involving the Mortgage or the title to the premises, foreclosed hereon, or should the debt secured hereby or any part thereof be placed in the hands of a receiver, or should legal proceedings be instituted or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall be payable to the Mortgagee, and shall be payable immediately on demand at the option of the Mortgagee, as a part of the debt secured hereby, and may be recorded as such in the order.

7. That the Mortgagee shall hold and use the premises above described until there is a default under this mortgage, and in the event of a default under the true meaning of this instrument that if the Mortgagee is fully paid in all respects, conditions and covenants of the mortgage, this mortgage shall be entirely null and void, otherwise to remain in full force and virtue.

8. That this mortgage herein contained is in full of all debts and advantages due to the Mortgagee by the Mortgager, and it is hereby agreed that the Mortgagee shall be released from all liability for the same. Where necessary, the singular shall include the plural, the male the female, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Mortgager has caused this instrument to be executed and delivered this 11th day of

July 1975

SIGNED and delivered in the presence of:

Stanley B. Johnson
[Signature]

WM. E. SMITH, LTD.

a corporation

By *William E. Smith* President

William E. Smith

and _____ Secretary

STATE OF SOUTH CAROLINA /

PROBATE

COUNTY OF GREENVILLE /

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor (or its duly authorized officers) sign, seal and as its act and deed of said corporation executed and deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 11th day of July 1975.

[Signature] SEAL
Notary Public for South Carolina
My Commission Expires 8/28/78

Stanley B. Johnson

RECORDED 11/75 At 3:51 P.M. #3070

COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA

C. TIMOTHY SULLIVAN
ATTORNEY AT LAW

2200 X
X

WM. E. SMITH, LTD.

TO

ROBERT C. WESSE

RE/107

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 11th

day of July 1975

at 3:51 P.M. recorded in Book 1313 of

Mortgages, page 701. As No. 1030

Register of Deeds (Conveyance), Greenville County

WILLIAM D. RICHARDSON

Attorney At Law
P. O. Box 10081
Greenville, S. C. 29608

\$2,000.00

Lot 13, Ferncreek

2-N 8287