

The Mortgagee further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee in such further sums as may be advanced hereafter, at the option of the Mortgagee, for the purchase of furniture, fixtures, appliances, automobiles, or other personal property as part of the improvements on the premises. This mortgage shall also secure the Mortgagee for any further loans, advances, or other sums of money that may be made hereafter to the Mortgagee on the premises, including as the total indebtedness thus secured, but excluding the original principal sum advanced to the Mortgagee. 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 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 its 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 policy insuring the mortgaged premises and does hereby authorize each of its companies 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 to the best of its ability, from time to time will cause to be made all repairs and shall if it fails to do so, the Mortgagee, or any other person or persons, make whatever repairs are necessary, including the completion of any construction work underway, and shall bear 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, taxes or other levies 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 mortgage, any judge having jurisdiction may, at the option of the Mortgagee, 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 paid by the Court in the event said premises are occupied by the mortgagee 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 Mortgagee 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 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 for all these purposes shall be and payable immediately 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 use the premises above described until there is a default under this mortgage or in the note secured hereby. If at the time of the making of this mortgage that of 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 one gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 10th day of July 19 75

SIGNED, sealed and delivered in the presence of

*W. M. J. Martin* *Ben C. Sanders* (SEAL)  
*Jacqueline M. Farrell* (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 mortgagee 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 10th day of July 19 75.

*Jacqueline M. Farrell* (SEAL)  
 Notary Public for South Carolina  
 My Commission Expires 11-23-80

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 mortgagee(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 mortgagee(s) and the mortgagee(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 10th day of July 19 75.

*Freda M. Sanders* (SEAL)  
 Notary Public for South Carolina  
 My commission expires 11-23-80

11 17 75 At 2:55 P.M.

Register of Marine Conveyances }  
 Greenville County }  
 \$ 8,500.00  
 W. A. Stahl & Co., Office Supplies, Greenville, S. C.  
 Form No. 112 4M/W/74

Lot 72 Longstreet Dr., "Doverger Place" S. C. 1

Frank Limer Lumber Co., Inc.  
 Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 17th day of July 19 75 at 2:55 P. M. recorded in Book 1344 of Mortgages, page 60

No. No. 1483

Ben C. Sanders

TO

Ben C. Sanders

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

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