

The Mortgagee further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee's indebtedness as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, assessments, and other charges and expenses payable to the government herein. This mortgage shall secure to the Mortgagee for any further sums a valid lien in priority acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto all loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums to enter into and maintain such policies, and that it shall be assigned to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each of its agents to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether or not.

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 all loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums to enter into and maintain such policies, and that it shall be assigned to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each of its agents to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether or not.

3. That it will keep all improvements now existing, or hereafter erected in good repair, and, in the case of a construction hereon that it will cause a construction to be completed without interruption, and should it fail to do so, the Mortgagee, as its agent, may cause to be completed, make whatever repairs are necessary, including the completion of any construction work, and shall be responsible 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 his discretion 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 shall be 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 hereby, or any part thereof be placed in the hands of any officer at law for collection, judgment, 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 thereunder.

7. That the Mortgagee shall hold all moneys in the proceeds of any sale or conveyance until there is a default under this mortgage or in the note secured hereby. If at the time of sale of the mortgaged premises 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 effect.

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 herein. 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 Mortgagee's hand and seal this 19th day of April 1975

SIGNED, sealed and delivered in the presence of

Two sets of signatures and seals for the Mortgagee and witnesses.

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 19th day of April 1975

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)' 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 19th day of April 1975

Notary Public for South Carolina My Commission Expires

RECORDED JUN 12 1975

Register of Messe Conveyance... \$ 8,250.00... W.A. Nott & Co., Office Supplies, Greenville, S.C. L.22 Acq. Clear Creek, O'Neal Tp

Mortgage of Real Estate

Hubert M. Styles and Thelma Mae Styles TO G. G. Henderson et al (Henderson et al)

RECORDING FEE PAID \$ 2.50 STATE OF SOUTH CAROLINA MORTGAGE GREENVILLE