

The Mortgagee 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, assessments, public improvements, repairs or other payments payable to the community. This mortgage shall secure to the Mortgagee for any further loans, advances or advances that may be made hereafter to the Mortgagee in the Mortgagee's name as the total liability shall not exceed the original amount of the loan. All such advances 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 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 a premium 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 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 created in good repair, and in the case of a destruction thereof, it will reconstruct or rebuild or complete without interruption, and should it fail to do so, the Mortgagee may at its option reconstruct or rebuild premises, make whatever repairs are necessary, including the completion of any construction work underway, or make the repairs 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 at law or equity 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 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, in 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, 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 Mortgagee shall hold and use the proceeds above advanced until there is a default under this mortgage or in the note secured hereby. If it is the true intent and understanding of the parties that if the Mortgagee shall fully perform all the terms, conditions, and covenants of this 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 or 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 Mortgagee's hand and seal this 11th day of August 1975

Thymon Lee Stewart

[Signature]

1975

John F. Williams

[Signature]

[Signature] SEAL

[Signature] SEAL

[Signature] SEAL

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that he saw the within named mortgagee sign, seal and as its act and deed deliver the within written instrument and that he with the other witnesses subscribed above witnessed the execution thereof.

SWORN to before me this 11th day of August 1975

[Signature]

Notary Public for South Carolina,
My Commission Expires: 12/31/79

[Signature]

[Signature] SEAL

[Signature] SEAL

[Signature] SEAL

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, renounces, 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 (d, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 11th day of August 1975

Notary Public for South Carolina,
My commission expires: 12/31/79

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5.5.60

8.50

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Register of Deeds
W. A. Smith & Co., Office Supplies, Greenville, S. C.
Form No. 112
\$14,000.00
Luperi & W/S Acme Antic Home

Register of Deeds
W. A. Smith & Co., Office Supplies, Greenville, S. C.
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\$14,000.00
Luperi & W/S Acme Antic Home

TO

[Signature]

[Signature]

[Signature]

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