

The Mortgage is further amended and altered as follows:

1. That this mortgage shall secure the Mortgagee's beneficial interest in the property described in the Mortgage, and for the payment of taxes, assessments, public charges, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. This mortgage shall also secure the Mortgagee for any further loans, advances, or disbursements made by the Mortgagee to the Mortgagor so long as the total indebtedness thus secured does not exceed the amount of the principal of the Mortgage advanced shall bear interest at the same rate as the mortgage debt and shall be payable in accordance with the Mortgage 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 no company is eligible to insure that all such policies and amounts thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of and subject to the Mortgagee, and that it will pay all premiums therefor when due, and that it will as hereinafter assigned to the Mortgagee the proceeds of any policies covering the mortgaged premises and also hereby authorizes the Mortgagee to cause payment for a loss of death 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 created in good repair, and in the case of a construction loan, that it will continue construction and completion without interruption, and should it fail to do so the Mortgagee may at its option cause the mortgaged premises, make whatever repairs are necessary, including the completion of any construction work underway, 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 mortgage, any judge having jurisdiction may, at the request of either party, appoint a receiver of the mortgaged premises, with full authority to take possession of the same and premises, and collect the rents, issues and profits, including a reasonable rental to be used by the Court in the event such proceeds are required 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 and 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, the Mortgagee shall be a party of any suit involving this Mortgage, or the title to the premises, and shall be entitled to all the debt secured hereby, or any part thereof to be placed in the hands of any attorney at law for collection, and all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become a part of the debt secured hereby, and shall be recoverable on demand at the option of the Mortgagee as a part of the debt secured hereby, and may be recovered with the debt hereunder.
7. That the Mortgagee shall hold the debt secured by the present mortgage, and in the event of a default by the mortgagor in the note secured hereby, then the terms and conditions of this Mortgage shall follow, and all the terms, conditions and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be void, and the debt secured hereby shall remain full force and virtue.
8. That the covenants herein contained shall bind and the benefits and advantages thereof shall inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto. Wherever 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 15th day of August 1975

SIGNED, sealed and delivered by the premises of

*Richard Lee Ellickson*

Richard Lee Ellickson

SEAL

Mary Jane G. Ellickson

SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TRUSTEE

Personally appeared the undersigned with us and made oath that she saw the within named mortgagor sign, seal and as its act and deed deliver the within mortgage, and that she, with the other witnesses subscribed above, witnessed the execution thereof.

SWORN to before me this 15th day of August 1975

Notary Public for South Carolina  
My Commission Expires

SEAL

*Richard Lee Ellickson*

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, widow of the above named mortgagor, respectively, did this day appear before me, and on being put under oath and examined by me, did declare that she does so voluntarily, and without any compulsion, duress, or fear of any person whatsoever, renounces, release and forever relinquishes unto the mortgagee 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

15th day of August 1975.

Mary Jane G. Ellickson

Notary Public for South Carolina  
My commission expires

SEAL

RECORDED AUG 19 1975 at 12:12 P.M. 489

RECORDING FEE  
5.00

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RICHARD LEE ELLICKSON and  
MARY JANE G. ELLICKSON

BUILDERS & DEVELOPERS, INC.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been  
this 15th day of August 1975  
at 7:50 P.M. recorded in  
Book 1346 of Mortgages, page 488

W. No. 4500

Recorder of Mortgages  
Greenville County

RILEY AND RILEY  
Attorneys at Law  
Greenville, South Carolina

7 Main Street  
Greenville, S.C.

2-RV-2 6237