

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter... for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein.

(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...

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption...

(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.

(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...

(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 Mortgagor to the Mortgagee shall become immediately due and payable...

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby.

(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.

WITNESS the Mortgagor's hand and seal this 28th day of November, 1975.

SIGNED, sealed and delivered in the presence of: [Signatures of W. H. Greene and Elaine Greene with seals]

STATE OF SOUTH CAROLINA PROBATE COUNTY OF YORK

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

SWORN to before me this 28th day of November, 1975.

[Signature of Notary Public] Notary Public for South Carolina

My commission expires: 11-80 STATE OF SOUTH CAROLINA COUNTY OF YORK

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(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

28th day of November, 1975.

[Signature of Elaine Greene] Elaine Greene

[Signature of Notary Public] Notary Public for South Carolina

My commission expires: 11-80

14565

RECORDED DEC 4 '75 At 11:30 A.M.

\$ 5,760.00 Lots 79, 80, 87, * 88 Blythe Shoals Sub

Register of Means Conveyance GREENVILLE Count

Mortgage of Real Estate

Capitol Financial Services

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE W. H. Greene and Elaine Greene TO

DEC 4 1975 14565 X

8267