

The Mortgage 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... This mortgage shall also secure the Mortgagee for any further loans, advances, repayments... All sums so advanced shall bear interest at the same rate as the mortgage debt...
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured... against loss by fire and any other hazards specified by Mortgagee... and that it will pay all premiums therefor when due...
- (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...
- (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 30th day of March 1976
 SIGNED sealed and delivered in the presence of:
Carl Ray Felt X Kenneth Hoffman Jr. (SEAL)
Jorda C. Singer X Martha Hoffman (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF SOUTH CAROLINA PROBATE
 COUNTY OF Greenville
 Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above attested the execution thereof.
 SWORN to before me this 30th day of March 1976
Thomas M. Smith (SEAL) Jorda C. Singer
 Notary Public for South Carolina

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
 COUNTY OF Greenville
 I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the (w)ives 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 mortgagor(s) and the mortgagor(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 30th day of March 1976
Thomas M. Smith (SEAL) X Martha Hoffman

RECORDED APR 9 '76 At 11:45 A.M. 25023
 I hereby certify that the within Mortgage has been this 9th day of April 1976
 at 11:45 A.M. recorded in Book 1361
 Mortgages, page 515 As No. _____
 Registrar of Means Conveyance Greenville Court
 \$ 5,040.00
 Lot 21, Woodcliff
 STATE OF SOUTH CAROLINA
 COUNTY OF Greenville
 Kenneth Hoffman Jr. and Martha Hoffman
 Southern Discount Company, Inc.
 Mauldin Square
 Mauldin, SC 29662
 APR 9 1976
 250
 X 25023 X
 1331-315