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, at the [illegible] of the Mortgagee, to the Mortgagor, or their successors in title, for any purpose. At no time shall the principal indebtedness owing by the Mortgagor to the Mortgagee secured by this mortgage, including that first mentioned above, exceed in all the sum of [illegible] Dollars, except as the Mortgagee may agree in writing. All sums advanced by the Mortgagee for taxes, insurance premiums, repairs or maintenance to the premises described herein, or for any other purpose authorized by this mortgage, shall bear interest at the same rate as the mortgage debt and shall be payable on demand or, at the option of the Mortgagee, upon the payment in full of the mortgage debt.

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 such other hazards specified by Mortgagee, and in such amounts, not exceeding the mortgage debt, as may be required by the Mortgagee, and will pay all premiums therefor when due. All such policies and renewals thereof are to be held by the Mortgagee, and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In the event of loss, Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

3) That it will keep all taxes, assessments and public charges levied against the mortgaged premises paid before any penalty attaches thereto, and will furnish the Mortgagee receipts evidencing such payments. That it will comply with all governmental and municipal laws and regulations with respect to the mortgaged premises.

4) That it will pay, when due, all taxes, public assessments and charges lawfully levied or assessed against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations with respect to the mortgaged premises.

5) That it hereby assigns all rents, issues and profits of the mortgaged premises to the Mortgagee as additional security hereunder, and hereby gives to the Mortgagee, its agents or representatives, the right, power and authority during the continuance of these trusts to enter upon and take possession of the mortgaged premises for the purpose of collecting the said rents, issues and profits and of applying the same, after payment of all charges and expenses, on account of the indebtedness hereby secured. The Mortgagee shall not be obligated to perform or discharge any obligation, duty or liability under any agreement relating to or affecting the mortgaged premises or under or by reason of the assignment thereof and shall not be liable in any way for any injury or damage to person or property sustained by any person or persons, firm or corporation in or about the mortgaged premises. The Mortgagee shall have a reasonable period to be fixed by the Court in the event suit for possession is brought hereunder, and the Mortgagee shall have the right to enter into possession and collect all rents, issues and profits accruing during such period, whether before or after foreclosure sale, and the same shall be applied upon the indebtedness secured hereby in such order as the Court may direct. The Mortgagee shall not be accountable for more than the actual rents, issues and profits received by it, and shall not be liable to account for any greater sum. The entering upon and taking possession of the mortgaged premises, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

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, and this mortgage may be foreclosed. Should any legal proceedings be instituted by the Mortgagee to foreclose this mortgage, or should the Mortgagee become a party of any suit involving the Mortgagor or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of attorneys at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee, shall be paid by the Mortgagor, and shall be secured hereby. All costs and expenses so incurred by the Mortgagee, and all sums paid by the Mortgagee for insurance premiums, taxes, assessments or other charges upon the mortgaged property, with interest thereon at the rate set forth in the note secured hereby, shall be a part of the debt secured hereby and may be recovered and collected hereunder.

7) That the Mortgagee shall hold, enjoy and may convey the mortgaged property until there shall be default under this mortgage or in the note secured hereby. It is the true intent and meaning of the parties hereto that if the Mortgagor 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, successors and 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 Mortgagor's hand and seal this 14th day of May 19 76

SIGNED, sealed and delivered in the presence of:

Archibald W. Black (SEAL)
Sandra M. Daniel (SEAL)
William T. Daniel (SEAL)
WILLIAM T. DANIEL
Gwendoline D. Daniel (SEAL)
GWENDOLINE D. DANIEL
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 witnessed the execution thereof.

SWORN to before me this 14th day of May 1976
Sandra M. Daniel (SEAL) Archibald W. Black
Notary Public for South Carolina
My Commission Expires: 1/7/85

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(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
14th day of May 1976
Sandra M. Daniel (SEAL)
Notary Public for South Carolina
My commission expires: 1/7/85

Gwendoline D. Daniel
GWENDOLINE D. DANIEL

RECORDED MAY 17 '76 At 9:15 A.M. 29539

LONG, BLACK AND GASTON
MAY 17 1976 29539
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

WILLIAM T. DANIEL AND
GWENDOLINE D. DANIEL

TO

SOUTHERN BANK & TRUST
COMPANY

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 17th day of May 19 76 at 9:15 A.M. recorded in Book 1367 of Mortgages, page 632
As No. 29539

Register of Mesne Conveyance, Greenville County

LONG, BLACK & GASTON
ATTORNEYS AT LAW
109 East North Street
Greenville, S.C. 29601

$ 8,937.00
Lots 21 & 23, R/W of Hodgens Dr.

4328 RV.2