

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 option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, and repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances or advances or payments that may be made hereafter to the Mortgagee by the Mortgagee, and as the total indebtedness thus secured, less any cash received by the Mortgagee, shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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, 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 full payment to the Mortgagee, and that it will pay all premiums 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 on all such policies 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 erected in good repair, and in the case of a structure, to the extent of all repairs, reconstruction and completion without interruption, and should it fail to do so, the Mortgagee, or its assigns, may cause such repairs, make whatever repairs are necessary, including the completion of any construction work undertaken, and the cost of such repairs or the completion of such construction to be a lien in full against the mortgage debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, and will insure the mortgaged premises against the mortgage debt. 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 thereof at the time of the institution of such proceedings of the mortgaged premises, with full authority to take possession of the mortgaged premises and conduct the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are sold, 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 be 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, or should the debt secured hereby, or 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 be a lien in full against the debt secured hereby, 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 thereunder.

7. That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. If it is the true intent and purpose of the Mortgagee that if the Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage and of the note secured hereby, that then this mortgage shall be utterly null and void, otherwise to remain in full force and effect.

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 one gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 13th day of May 1976

SIGNED, sealed and delivered in the presence of

*Landra M. Bridwell*  
*Arthur W. Black*

*Jerry K. West*  
JERRY K. WEST

(SEAL)

(SEAL)

(SEAL)

(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 13th day of May 1976

*Landra M. Bridwell*

SEAL

*Arthur 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 whatsoever, renounce, release and forever relinquish unto the mortgagee(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 referred.

GIVEN under my hand and seal this

13th day of May 1976

*Landra M. Bridwell*

(SEAL)

*Carol K. West*

Notary Public for South Carolina

My commission expires: 1/7/85

RECORDED MAY 17 1976

At 9:13 A.M.

29533

MAY 17 1976 29533  
LONG, BLACK & GASTON  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JERRY K. WEST

TO

PELHAM E. DAVENPORT AND  
HERMOINE P. DAVENPORT

Mortgage of Real Estate

I hereby certify that the within Mortgage has been

this 17th day of MAY

1976 at 9:13 A.M. recorded in

Book 1367 of Mortgages, page 691

As No

Register of Deeds Conveyance Greenville County

LONG, BLACK &amp; GASTON

ATTORNEYS AT LAW

109 East North Street  
Greenville, S.C. 29601

\$ 1,628.00  
Lot = 1.85 A., county rd.

F21R 6234