

The Mortgagee further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee for each further sum as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, fire premiums, public assessments, and other charges payable to the government. This mortgage shall secure to the Mortgagee any further sums advanced hereafter, at the option of the Mortgagee, for the payment of taxes, fire premiums, public assessments, and other charges payable to the government. All sums advanced shall bear interest at the same rate as the mortgage debt and 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 premises insured, as may be required from time to time by the Mortgagee, against loss by fire and any other hazard specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and the companies are payable 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 payable 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 issued on the mortgaged premises and does hereby authorize the Mortgagee to cause payment of such proceeds to be made 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 on the mortgaged premises insured, as may be required from time to time by the Mortgagee, against loss by fire and any other hazard specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and the companies are payable 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 payable 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 issued on the mortgaged premises and does hereby authorize the Mortgagee to cause payment of such proceeds to be made to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not.

4. That it will pay, when due, all taxes, public assessments, and other governmental charges payable to the government, and will defend against the mortgaged premises. That it will comply with all governmental and municipal laws, ordinances and regulations affecting the mortgaged premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises, in and out of court, and that it covenants and agrees that should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction of the same, or any other court of competent jurisdiction of the mortgaged premises, with full authority to take possession of the mortgaged premises and to collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor 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 if the note secured hereby, then, at the option of the Mortgagee, all sums then owing by the Mortgagee to the Mortgagee shall be immediately 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, he shall herein 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 thereupon become due and payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected therefor.

7. That the Mortgagee shall hold and receive the proceeds of any sale or liquidation of the mortgaged premises or in the note secured hereby. It is the true meaning of this mortgage 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 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 Mortgagee's hand and seal this 4th day of June 1976

SIGNED, sealed and delivered in the presence of:
W. Cook D...
Jan R. Stepten

Robin J. Barnes (SEAL)
Tina C. Barnes (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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

SWORN to before me this 4th day of June 1976
Notary Public for South Carolina
My Commission Expires: 9-29-81

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 mortgagor(s) and the mortgagee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim as dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 4th day of June 1976
Tina C. Barnes

Notary Public for South Carolina
My commission expires: 9-29-81

RECORDED JUN 10 1976 At 4:14 P.M. 32233

\$ 3,000.00
Lot 15, Ogden Dr. Ogden Acres
LONG, BLACK & GASTON
ATTORNEYS AT LAW
109 East North Street
Greenville, S.C. 29601

Register of Deeds Conveyance Greenville County
I hereby certify that the within Mortgage has been
this 10th day of June
1976 at 4:14 P.M. recorded in
Book 1369 of Mortgages, page 877
As No.

Mortgage of Real Estate

Gordon C. Carter
TO
Robin J. Barnes and
Tina C. Barnes

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
LONG, BLACK & GASTON
JUN 10 1976 5:120