

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... This mortgage shall also secure the Mortgagee for any further sums, advances, readvances or credits made hereafter to the Mortgagor by the Mortgagee...

(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. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage...

(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 23rd day of November 1976.

SIGNED, sealed and delivered in the presence of: [Signatures of J. D. Fisher and Doyle H. Radford] (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...

SWORN to before me this 23rd day of Nov 1976 [Signature of Thomas M. Smith] (SEAL) Notary Public for South Carolina.

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER N/A COUNTY OF Greenville

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...

GIVEN under my hand and seal this 23rd day of Nov 1976 [Signature of Doyle H. Radford] (SEAL) Notary Public for South Carolina.

RECORDED DEC 29 '76 At 10:00 A.M. Mortgage of Real Estate \$1,516.46 Lot 1, Pelzer to Denville Rd., Oaklawn TP

520

328 RV-2

DEC 29 1976 X17301