

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 utility charges, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so 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 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 that all loss payable clauses in favor of and in favor acceptable 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 the Mortgagee to cause payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether or not.

3. That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a construction on the premises, make whatever repairs are necessary, including the completion of any construction work and payment of all bills and expenses for such repairs or the completion of such construction to the Mortgagee.

4. That it will pay, when due, all taxes, public utility charges and other governmental charges and assessments against the mortgaged premises. 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 to the Mortgagee, and in the event of a default hereunder, should legal proceedings be instituted pursuant to this mortgage, the Mortgagee shall have the right to appoint a receiver of the mortgaged premises, with full authority to sell, lease, convey, mortgage, or otherwise dispose of the same, and profits, including a reasonable profit to be fixed by the Court, to be paid to the Mortgagee, and the Mortgagee shall be entitled to all charges and expenses attending such proceeding and the costs of the same, and all such proceeds shall apply first to the payment of the debt secured hereby.

6. That if there is a default in any of the terms and conditions 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 proceeding 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 mortgaged premises, the Mortgagee shall be entitled to all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become due and payable to the Mortgagee, and all such costs and expenses shall be paid by the Mortgagor, and may be recovered and collected by the Mortgagee, at the option of the Mortgagee, as a part of the debt secured hereby.

7. That the Mortgagee shall hold and enjoy the premises secured hereby, until the debt secured hereby is paid in full, and that 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 entirely null and void, otherwise to remain in full force and virtue.

8. That the covenants herein contained shall bind, and the benefits hereunder shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Wherever the word "heirs" 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 10 day of January 1977
SIGNED, sealed and delivered in the presence of
[Signatures of Alvin T. McClellan and Norma J. McClellan]
ALVIN T. McCLELLAN (SEAL)
NORMA J. McCLELLAN (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 10 day of January 1977
[Signature of Sandra M. Budwell] (SEAL)
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, duress or fear of any person whatsoever, 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 10 day of January 1977
[Signature of Sandra M. Budwell] (SEAL)
NORMA J. McCLELLAN
Notary Public for South Carolina
My commission expires: 1/7/85

\$ 6,887.40
Lot 50, Albion Cr., Berea Heights, Sec. 3

Register of Name Conveyance Greenville County
LONG, BLACK & GASTON
ATTORNEYS AT LAW
109 East North Street
Greenville, S.C. 29601

RECORDED JAN 11 1977 At 9:29 A.M.
SOUTHERN BANK & TRUST COMPANY
Mortgage of Real Estate
I hereby certify that the within Mortgage has been
this 11th day of January
1977 at 9:29 A.M. recorded in
Book 1387 of Mortgages, page 83
As No.

LONG, BLACK & GASTON
JAN 11 1977
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
ALVIN T. McCLELLAN and
NORMA J. McCLELLAN

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