

The Mortgagee 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, assessments, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, realizations or credits that may be made hereafter by the Mortgagee to the Mortgagor so long as the total indebtedness to the Mortgagee 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 premises insured against fire and any other hazards specified by Mortgagee as a condition not less than the mortgage debt, or 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 it will pay the premiums thereon, and that it will assign to the Mortgagee the proceeds of any policies covering the mortgaged premises and does hereby irrevocably assign to the Mortgagee the right to make payment for a loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether the same is insured or not.

(3) That it will keep the premises in good repair and in the case of a reconstruction, that it will continue to maintain the same until the reconstruction is complete, and should it fail to do so the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the Mortgagee.

(4) That it will pay when due all taxes, assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That it hereby waives all rights, claims 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 may, at Chambers or otherwise, appoint a receiver of the mortgaged premises with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be paid 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 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 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 described 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 or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagee shall hold and enjoy the premises above conveyed and there is a default under this mortgage or in the note secured hereby, it is the true meaning of this instrument 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 17th day of November 1977.

SIGNED, sealed and delivered in the presence of:
[Signature]
[Signature]

HOLP ELECTRIC, INC. (SEAL)
By: [Signature] (SEAL)
President (SEAL)
(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 17th day of November 1977.
[Signature] (SEAL)
Notary Public for South Carolina
My Commission expires 4/7/79.

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER
NOT NECESSARY-MORTGAGOR IS A CORPORATION.

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 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 released.

GIVEN under my hand and seal this
day of 19
Notary Public for South Carolina (SEAL)

RECORDED NOV 18 1977 At 4:11 P.M.

15619

\$ 12,000.00
Lot 3, Cumberland Ave., Fall Heights
LAW OFFICES OF
THOMAS C. BRISSEY, P. A.
ATTORNEY AT LAW
636 North Academy Street
Greenville, South Carolina 29601

Mortgage of Real Estate
I hereby certify that the within Mortgage has been this 18th day of November 1977 at 4:11 P. M. recorded in Book 1416 of Mortgages, page 208 As No. Registrar of State Conveyances Greenville County

HOLP ELECTRIC, INC.
TO
SARAH W. BRUIN

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
BRISSEY, LARRY SMITH & BRISSEY, P.A.
Greenville, South Carolina 29601

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