The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further [illegible] the payment of taxes, insurance premiums, public assessments, repairs or other purposes [illegible] secure the Mortgagee for any further loan, advances, readvances or credits [illegible] long as the total indebtedness thus secured does not exceed the original [illegible] at the same rate as the mortgage debt and shall be payable on demand [illegible]

(2) That it will keep the improvements now existing or hereafter erected [illegible] to time by the Mortgagee against loss or damage by fire and any other hazards specified by Mortgagee [illegible] such amounts as may be required by the Mortgagee and in companies acceptable [illegible] held by the Mortgagee and have attached thereto loss payable clauses [illegible] all such policies thereafter issued to the Mortgagee [illegible] hereby assigns to the Mortgagee the proceeds of any such insurance [illegible] to make payment for the loss 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 [illegible] and shall not permit any waste thereof. The Mortgagee may [illegible] repairs are necessary, and [illegible] the completion of [illegible] the expense of the Mortgagor [illegible] completion of the construction to the [illegible]

(4) That it will pay when due all taxes, public assessments and other [illegible] the mortgaged premises. That it will comply with all [illegible] and municipal laws and [illegible] the mortgaged premises.

(5) That it hereby assigns all rents, issues and profits of the mortgaged premises [illegible] should legal proceedings be instituted pursuant to this instrument, any judge [illegible] Court may appoint a receiver of the mortgaged premises with full authority to take possession of the premises [illegible] reasonable rental fixed by the Court in the event said premises are occupied by the Mortgagor [illegible] any such proceeding and the execution of its trust as receiver shall apply the net income received [illegible] and 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 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 described herein, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee, shall then forthwith become due and payable immediately or on demand, at the option of the Mortgagee, and shall be secured by the lien of this mortgage and may be included in any judgment or decree foreclosing this mortgage or evidencing the indebtedness secured hereby.

(7) That the Mortgagee shall hold and enjoy the premises above conveyed subject to the terms and conditions of this mortgage and the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully pay the said note when due and payable and shall 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 it shall 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 any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 2nd day of November, 1977.
SIGNED, sealed and delivered in the presence of:

Nancy P. Oppenna — Gordon E. Mason (SEAL)
Edward R. Harmon — Cheryl A. Mason (SEAL)
(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 (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 2nd day of November, 1977.
Edward R. Harmon (SEAL)
Notary Public for South Carolina.
my commission expires 3-9-79

Nancy P. Oppenna

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 whomsoever, 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
2nd day of November, 1977.
Edward R. Harmon (SEAL)
Notary Public for South Carolina.
my commission expires 3-9-79

Cheryl A. Mason
Cheryl A. Mason

RECORDED NOV 21 1977 At 10:01 A.M.

15733

NOV 21 1977 X15733
Ed Harmon

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GORDON E. MASON &
CHERYL A. MASON

TO

PERRY S. LUTHI
9 Bradshaw Street
Greenville, SC 29601

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 21st day of November, 1977 at 10:01 A.M. recorded in Book 1416 of Mortgages, page 425 As No. ____

Register of Mesne Conveyance Greenville County

LAW OFFICES OF

$ 1,000.00
Lot, Walker Springs Rd.

12-AM 8234