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the Mortgagor further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee for such further sum as may be advanced hereafter, at the option of the Mortgagee, for the purpose of protecting the security of this mortgage; provided, however, that this mortgage shall not secure the Mortgagee for any advance made after twenty years from the date hereof. Any such future advance, secured hereby, shall bear interest at the same rate as the mortgage debt and shall be payable on demand unless otherwise provided in writing.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property continuously insured against loss by fire and such other hazards as may be required from time to time by the Mortgagee against loss by fire and such other hazards as may be required by the Mortgagee, and that the policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee. In event of loss, Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

3. That it will keep the improvements now existing or hereafter erected on the mortgaged property in good repair and will not commit or suffer any waste of the property.

4. That it will pay, when due, all taxes, public assessments and other governmental or municipal charges, fines or impositions, for which provision has not been made hereinabove, and will promptly deliver the official receipts therefor to the Mortgagee. In default thereof the Mortgagee may pay the same, and any amount so paid shall bear interest at the rate of eight per cent per annum from the date of payment by the Mortgagee, and shall be secured by the lien of this mortgage. The Mortgagee may, at its option, add the amount of any such payment to the principal indebtedness hereby secured, and in case of foreclosure of this mortgage, may include the same in any decree for principal and interest.

5. That it will keep all buildings, fixtures and improvements on the mortgaged property in a tenantable condition during the term of this mortgage, reasonable wear and tear excepted, and will comply promptly with all governmental orders and requirements affecting the property or the use thereof. The Mortgagee may enter upon the premises at all reasonable times to inspect the condition thereof.

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 due and payable, and this mortgage may be foreclosed. Should any legal proceedings be instituted by the Mortgagee to effect such foreclosure, reasonable attorney's fees shall be allowed and collected as a part of the debt secured hereby, if permitted by law. All costs and expenses incurred by the Mortgagee in connection with any such proceedings, including reasonable attorney's fees, shall be added to the principal indebtedness secured by the Mortgage, and shall bear interest at the rate of eight per cent per annum from the date of payment by the Mortgagee, and shall be secured by the lien of this mortgage, as a part of the debt secured hereby, and may be included in any decree foreclosing this mortgage.

7. That the Mortgagee may, at its option, discharge any tax, lien or other encumbrance at any time levied or placed on the mortgaged property in violation of this mortgage, and may pay any insurance premium not paid when due, and may do any other act which in the judgment of the Mortgagee may be necessary or appropriate to protect the security hereof, including the employment of counsel or the payment of costs and expenses. Any amount so paid by the Mortgagee shall become immediately due and payable by the Mortgagor with interest thereon at the rate of eight per cent per annum, and shall be secured by this mortgage, and the Mortgagee shall be subrogated to any rights, equities, securities and liens held by any owner or holder of any outstanding indebtedness or charge discharged by the Mortgagee hereunder, whether such indebtedness or charge is matured or unmatured at the time. The rights of the Mortgagee arising hereunder shall be in addition to all other rights and remedies to which the Mortgagee may be entitled upon default.

8. That the Mortgagee may from time to time, by instrument in writing, waive or modify any of the terms and conditions of the note secured hereby or of this mortgage, without affecting the liability of any endorser, guarantor or surety, and without affecting the lien or priority of this mortgage for the full amount secured hereby on all of the property subject to the lien hereof not expressly released, and may release any part of the security described herein or any party liable for any indebtedness secured hereby, without affecting the lien or priority hereof for the full amount not released. The Mortgagee may agree to modify the interest rate, payment terms or maturity date of the indebtedness secured hereby, or any part thereof, without affecting the priority of this mortgage for the full amount secured hereby. All covenants and agreements of the Mortgagor shall bind, and all rights hereunder 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 15 day of December 1977.

SIGNED, sealed and delivered in the presence of:

Sandra M. Bridwell

A. J. Mauldin Jr. SEAL

Paulette L. Mauldin SEAL

SEAL

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 mortgage and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15 day of December 1977.

Notary Public for South Carolina
My Commission Expires 3/24/87

SEAL

Sandra M. Bridwell

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 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 15 day of December, 19 77.

Paulette L. Mauldin

Notary Public for South Carolina.
My commission expires 3/24/87

SEAL

RECORDED DEC 16 1977 At 3:38 P.M. 18109

Mortgage of Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

A. J. MAULDIN, JR.

TO

COMMUNITY BANK

I hereby certify that the within Mortgage has been this 16th day of December 19 77 at 3:38 P. M. recorded in Book 1418 of Mortgages, page 800

As No.

Register of Mesne Conveyance, Greenville County

LONG, BLACK & GASTON
ATTORNEYS AT LAW
100 East North Street
Greenville, S.C. 29601

$ 26,693.40
Lot 36, Charing Cross Rd., Brookwood Forest, Sec. 1

16'77 X 18109

LONG, BLACK AND GASTON

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

18109

A. J. MAULDIN, JR.

TO

COMMUNITY BANK

RECORDED DEC 16 1977 At 3:38 P.M.

4328 RV.2