

The Mortgagee further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgage for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgage for any further loans, advances, reimbursements or credits that may be made hereafter to the Mortgagee by the Mortgagor so long as the total public assessments and taxes do not exceed the original amount advanced on the first loan. All sums advanced shall bear interest at the same rate as the mortgage and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the premises in good repair or hereafter erected on the mortgaged property, as well as any buildings thereon, from time to time by the Mortgagee or its assigns, or any other hazards specified by the Mortgagee, in such manner as to insure that the mortgage debt, or any charges thereon, shall be paid by the Mortgagee, and in compliance with all such obligations and liabilities thereof shall be paid by the Mortgagee, and that it will pay all premiums therefor which shall be payable in favor of and to the order of the Mortgagee, and that it will pay the proceeds of any policy insuring the mortgaged premises and cover hereby, whether such insurance is required to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether the amount

(3) That it will keep all buildings, structures or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completed, or until it is abandoned, 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 mortgage debt.

(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. 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 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 fixed 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 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, 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 Mortgagor's hand and seal this 5th day of January 1978 .
 SIGNED, sealed and delivered in the presence of:

Kathy H. Buning
Ronald G. Barber

LeRoy B. Best (SEAL)
Beatrice Best (SEAL)
 Beatrice Best (SEAL)
 Beatrice Best (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 5th day of January 1978 .
Ronald G. Barber (SEAL)
 Notary Public for South Carolina
 My Commission expires 1/15/85.

Kathy H. Buning

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 5th day of January 1978 .
Ronald G. Barber (SEAL)
 Notary Public for South Carolina
 My Commission expires 1/15/85

Beatrice Best
 Beatrice Best

RECORDED JAN 5 1978 At 3:28 P.M. 20178

FIRST CITIZENS BANK AND TRUST COMPANY
 TO
 LEROY B. BEST AND BEATRICE BEST
 COUNTY OF GREENVILLE
 STATE OF SOUTH CAROLINA
 X20178X
 ERICSON, LARRY, SMITH & BERKLEY, P.A.
 650 N. Anderson Rd.
 Greenville, South Carolina 29601

I hereby certify that the within Mortgage has been this 5th day of January 1978 at 3:28 P.M. recorded in Book 1420 of Mortgages, page 291. As No. _____

Register of Marine Conveyances Greenville County

THOMAS C. BRISSEY
 ATTORNEY AT LAW
 110 NANCY STREET
 GREENVILLE, SOUTH CAROLINA 29601
 \$5,625.00

Lot 80 & -pt. Lot 81 Anderson Rd.
 (Hwy. 81), Highlands Community

4328 RV-2

5620