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 loans, advances, readvances or credits [illegible] long as the total indebtedness thus secured does not exceed the original amount [illegible] at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee [illegible]

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee [illegible] in 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 premiums therefor when due, and that it does hereby assign to the Mortgagee [illegible] hereby authorize each insurance company concerned to make payment for a loss directly 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 on the mortgaged premises [illegible] will [illegible] and should it fail to do so [illegible] whether repairs are necessary, including the completion of any construction on the premises [illegible] to the mortgage debt.

(4) That it will pay when due all taxes, public assessments and other governmental or municipal charges, fines or impositions [illegible] 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 [illegible] that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction of the premises or otherwise, appoint a receiver of the mortgaged premises with full authority to take possession of the mortgaged premises [illegible] a reasonable rental to be fixed by the Court in the event said premises are occupied by the [illegible] all costs and expenses attending such proceeding and the execution of its trust as receiver shall apply the net [illegible] 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 an 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 7th day of January 1978.
SIGNED, sealed and delivered in the presence of:

Clarence A. Caffrell
James E. McKinney Jr.

Furman Cooper (SEAL)
Furman Cooper
(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 7th day of January 1978.
James E. McKinney Jr. (SEAL)
Notary Public for South Carolina.
My commission expires September 30, 1980

Clarence A. Caffrell

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 7th day of January 1978.

Lois H. Cooper
Lois H. Cooper

James E. McKinney Jr. (SEAL)
Notary Public for South Carolina.
My commission expires September 30, 1980

22.00

RECORDED JAN 27 1978 At 2:00 P.M.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Furman Cooper
P.O. Box 6491
Greenville, S.C. 29606

TO

Frank Ulmer Lumber Co., Inc.
P.O. Box 8476
Greenville, S.C. 29604

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 27th day of January 1978 at 2:00 P.M. recorded in Book 1422 of Mortgages, page 45 As No.

Register of Mesne Conveyance Greenville County

LAW OFFICES OF

$7,000.00

Lot 86 Stoney Creek Dr.
"Forrester Woods" Sec. 7
Mauldin

4328 RV.2