The Mortgagor 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, to the payment of taxes, insurance premiums, public assessments, repairs or for any other purpose authorized by this mortgage. This mortgage shall secure the Mortgagee for any further loans, advances, readvances, or credit that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured 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 or as the Mortgagee and Mortgagor shall otherwise provide in writing.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in 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 have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment of such proceeds 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 property in good repair and in tenantable condition and will comply with all building and housing codes, and will not commit or permit waste thereon. That it will not be permitted to file any mechanic's lien against the premises, and that it will make whatever repairs are necessary, including the completion of any construction now or hereafter in progress, so as not to impair the security hereunder, within sixty days after notice from the Mortgagee to do so, and that it will pay, when due, the cost of 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 impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and ordinances affecting the mortgaged premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises from any source and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction may 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 attendant to such proceeding and the execution of its trust as receiver, shall apply the net income of the rents, issues and profits toward the payment of the debt secured hereby.

6. That if the non-compliance with any of the terms and 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 proceeding 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 be then 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 shall be default under this mortgage or in the note secured hereby. It is the true intent 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, 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 16th day of January 19 78

SIGNED, sealed and delivered in the presence of

Sharon Harlan

W. Cash Dutch

G. Barry White (SEAL)

G. Barry White

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

SWORN to before me this 16th day of January 1978 (SEAL)

Sharon Harlan

W. Cash Dutch

Notary Public for South Carolina
My Commission Expires:

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 16th day of January 1978

Barbara White

Sharon Harlan (SEAL)

Notary Public for South Carolina.
My commission expires:

RECORDED FEB 6 1978 At 4:35 P.M. 23211

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 6th day of February 1978 at 4:35 P.M. recorded in Book 1422 of Mortgages, page 704

As No.

Register of Mesne Conveyance Greenville County

$6,303.76

Lot 58 Bethel Rd. "Camelot"

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

FEB
LONG, BLACK & GASTON
X 23211

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

G. Barry White

TO

Carolina National Bank

4328 RV.2

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