

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, for the payment of taxes, premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee, and all such loans, advances, readvances or credits shall be payable on demand of the Mortgagee unless otherwise provided 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 terms 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 for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether or not.
3. That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a structural defect it will cause construction and completion without interruption, and should it fail to do so, the Mortgagee may at its option cause such premises to be repaired, and make whatever repairs are necessary, including the completion of any construction work underway, and shall have the expenses for such repairs or the completion of such construction to be repaid to the Mortgagee.
4. That it will pay, when due, all taxes, public assessments, and other governmental charges and assessments, and will defend the mortgaged premises against the mortgagee's premises. That it will comply with all applicable 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 the option of the Mortgagee, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits thereof, including a reasonable fee to be fixed by the Court in the event said premises are sold, 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 secured herein, or should the debt secured hereby, or any part thereof be placed in the hands of any attorney at law for collection, 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 therefor.
7. That the Mortgagor shall hold and enjoy the premises hereinafter described until there is a default under this mortgage or in the note secured hereby. If in the performance of this mortgage or in the Mortgagee shall fully perform all the terms, conditions, and covenants of the mortgage, and if the terms, conditions, and covenants of 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 their heirs and assigns 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 8th day of February, 1978

SIGNED, sealed and delivered in the presence of

John R. Young (SEAL)  
John R. Young

Margaret Beacham (SEAL)  
Margaret Beacham

James E. Cook (SEAL)  
James E. Cook

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 8th day of February, 1978

Margaret Beacham (SEAL)  
Margaret Beacham

Notary Public for South Carolina  
My Commission Expires 3/18/80

STATE OF SOUTH CAROLINA } (NOT NECESSARY - PURCHASE MONEY MORTGAGE)  
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 or 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 whatsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(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 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ (SEAL)

Notary Public for South Carolina  
My commission expires \_\_\_\_\_

RECORDED FEB 9 1978 At 1:43 P.M. 2:30

John R. Young,  
and James E. Cook

TO

John M. Kern

**Mortgage of Real Estate**

I hereby certify that the within Mortgage has been this 9th day of February, 1978 at 1:43 P. M. recorded in Book 1422 of Mortgages, page 928

As No \_\_\_\_\_

Register of Meane Conveyance Greenville County

\$9,230.00  
4.75 acs Old Grove Rd.

LAW OFFICES OF  
NICHOLAS P. MITCHELL, III  
223-111  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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