The Mortgagor further covenants and agrees as follows:

1. That the Mortgagor will pay to the Mortgagee for such further sum as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, other assessments, repairs or other purposes pursuant to the covenants herein, this mortgage shall also secure the Mortgagee for such further advances, liabilities or obligations as may be made hereafter by the Mortgagee to the Mortgagor so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All such advances shall bear interest at the same rate as the mortgage debt and shall be payable on demand or as otherwise provided in writing.

2. That [illegible] or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by fire and such other hazards specified by Mortgagee, in companies acceptable to Mortgagee, and that the mortgage debt or any part thereof shall be lost if not paid, the Mortgagee shall be entitled to the proceeds of the policy to the extent of the balance owing on the Mortgage debt, whether the same shall be then due and payable or not. The clause in favor of the Mortgagee shall be in such form as may be required by the Mortgagee and that it will pay all premiums and assessments when due, and that it will deliver to the Mortgagee such policies and renewals thereof, and will assign and deliver to the Mortgagee such other policies covering said premises as may be required by the Mortgagee, and that in the event of loss it will give immediate notice to the Mortgagee who may make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether then due or not.

3. That [illegible] and that it will [illegible] and shall not be removed from the premises, and that it will keep the improvements now existing or hereafter erected on the mortgaged premises, insured as herein provided, in good repair. In the event any portion of said premises is taken for a public road, or condemned for a public use, the Mortgagee shall be entitled to the proceeds of the condemnation award to the extent of the balance owing on the mortgage debt, and such proceeds are hereby assigned to the Mortgagee and may be applied by the Mortgagee to the payment of the debt secured hereby in such manner as the Mortgagee may elect, or may be released to the Mortgagor. In the event of the taking of a portion of said premises, the Mortgagee may release its lien on the balance of said premises without impairing the lien hereof or affecting the debt secured hereby.

4. That [illegible] assessments, and other governmental or municipal charges, fines or other impositions against the mortgaged premises shall be paid when due and payable, and that it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

5. That it hereby assigns all the rents 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 rents and profits with full authority to take possession of the mortgaged premises, collect the rents, issues and profits, including arrearages, if any, and to apply the same, in the event said premises are occupied by the owner, at a reasonable rental, and after deducting all charges and expenses attendant to such collection and the execution of its trust as receiver, shall apply the net balance of such rents, issues and profits toward the payment of the debt secured hereby.

6. That if default be made in any of the terms, conditions or covenants of the note secured hereby, then, at the option of the Mortgagee, all sums 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 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, either before or after maturity, 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 Mortgagee 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 intent hereof 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 it shall 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 April 19 78.
SIGNED, sealed and delivered in the presence of:

Charles A. Joss (SEAL)
Charles A. Joss

(SEAL)

Janice A. Joss (SEAL)
Janice A. Joss

(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 April 1978.

(SEAL)
Notary Public for South Carolina.
My Commission expires 4/7/79.

Kathy H. Bussey

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 April 19 78.

(SEAL.)
Notary Public for South Carolina.
My Commission expires 4/7/79.

Janice A. Joss

RECORDED APR 10 1978 At 9:33 AM.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 10th day of April 1978 at 9:33 A. M. recorded in Book 1428 of Mortgages, page 355 As No.

Register of Mesne Conveyance Greenville County

LAW OFFICES OF
BRISSEY, LATHAN, SMITH & BARBARE
$26,150.00
Lot B, Range View Cir
Paris Mtn Tp

APR 10 1978
BRISSEY, LATHAN, SMITH & BARBARE, P.A.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CHARLES A. JOSS AND JANICE A. JOSS

TO

NANCY C. TACKETT

4328 RV.2