

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, insurance premiums, public assessments, repairs of other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further sums advanced herein in circumstances that may be made known to the Mortgagee by the Mortgagee so long as the total indebtedness thereon 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 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 the 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 full discharge 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 on 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 in good repair, and in the case of a destruction hereof that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee, or its attorney-in-fact, agents and assigns, make whatever repairs or necessary, including the completion of any construction with such highways, and other public 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, taxes, levies, 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 by said mortgagor, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction at law or equity, or any court, or any appointee or receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises, and to collect the rents, issues and profits, including a reasonable amount to be paid by the Court in the event of proceedings instituted by the mortgagee and attorney-in-fact, including all costs and expenses of such proceedings and the execution of its trust as receiver, shall apply 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, 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 reasonable attorney's fees, shall be paid by the Mortgagor, and shall be payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered as such debt.

7. That the Mortgagee shall hold and convey the premises always conveyed until the same is a default under this mortgage or in the note secured hereby. It is the true intention of this instrument that if the Mortgagee 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 word "number" shall be applicable to either.

WITNESS the Mortgagor's hand and seal this 25th day of October 19 78

SIGNED, sealed, and delivered in the presence of

Arnold W. Black
Dorinda M. Budwell

John R. Steele (SEAL)
John R. Steele (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 25th day of October 19 78

Arnold W. Black (SEAL)
Notary Public for South Carolina
My Commission Expires:

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER

Mortgagor not married

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 whatsoever, 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 _____ day of _____ 19 _____

Notary Public for South Carolina.
My commission expires:

Lot 4
Pettigrew St.
BOYCE LAWN PARK
LONG, BLACK & GASTON
ATTORNEYS AT LAW
109 East North Street
Greenville, S.C. 29601

\$12,500.00

RECORDED JAN 3 1979 at 4:11 P.M.

Register of Meane Conveyances
Greenville County

Mortgage of Real Estate

JOE B. FULMER

TO

JOHN R. STEELE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

X 1978:K

1978-1

2-N 8267