

1979 JAN 05

The Mortgagee 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 or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, realizations or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount of the loan 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 property herein existing or hereafter created 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 a contract 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 that it does hereby agree to pay the cost of such policies and renewals as may be required by the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby agree to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize the Mortgagee to assign to it the right to make payment for a loss due to the Mortgagee, to the extent of the balance owing on the mortgage debt, whether due or not.

(3) That it will keep the property herein existing or hereafter created in good repair, and in the case of a construction loan, that it will complete construction and pay for the same, and should it fail to do so, the Mortgagee may, at its option, enter upon and premises, make whatever repairs are necessary and carry the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgagor.

(4) That it will pay when due all taxes, assessments and other governmental or municipal charges, fees or other 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 rights, uses 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 mortgaged premises with full authority to take possession of the mortgaged premises and all of the rents, issues and profits, including a reasonable fee to be paid by the Court in the event said premises are occupied by the mortgagor and after debiting all charges and expenses attending such proceedings 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 hereunder of the terms, conditions or covenants of this mortgage or of the note secured hereby, then, at the option of the Mortgagee, the Mortgagee may, at its option, foreclose on the mortgage debt and the 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, or otherwise, all costs and expenses incurred by the Mortgagee and a reasonable attorney's fee, shall be paid by the mortgagor, and shall be payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be enforced in full by the Mortgagee.

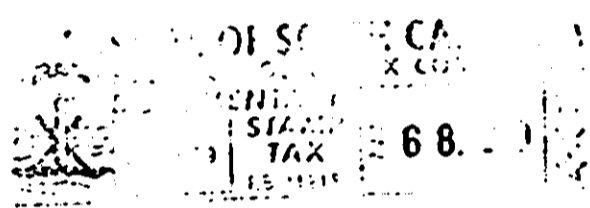
(7) That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default in the mortgage or in the note secured hereby. If in the event of a default in this instrument, the Mortgagee shall fully perform all the terms, conditions and covenants of the mortgage, and of the note secured hereby, then this mortgage shall be utterly null and void, otherwise to remain in full force and value.

(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. Wherever 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 Mortgagee's hand and seal this 2nd day of January, 1979.

SIGNER: *Alta Mont*

Joe W. Hiller (SEAL)



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 to her, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of January, 1979.
Alta Mont (SEAL)
Notary Public for South Carolina 11-19-79

Alta Mont

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, threat or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all of the premises within mentioned, and released.

GIVEN under my hand and seal this 2nd day of January, 1979.
Alta Mont (SEAL)
Notary Public for South Carolina 11-19-79

Curran Hiller
Curran Hiller

RECORDED JAN 5 1979
Mortgage of Real Estate
Mortgage No. 562
As No. 1454
LAW OFFICES OF
Greenville, South Carolina
169.9 Acres Altamont Rd.
\$170,000.00

at 3:29 P.M.
SOUTHERN BANK & TRUST COMPANY, AS TRUSTEE UNDER WRITTEN AGREEMENT
DATED DECEMBER 12, 1968 BETWEEN CHARLIE W. AINEN ET AL
TO
JOE W. HILLER
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
X-2-10-1

2-28 8237