

The Mortgagee further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee for such further sums as shall be advanced hereunder at the option of the Mortgagee for the payment of taxes, insurance premiums, public assessments, interest on other property, and other charges...

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...

3. That it will keep all improvements now existing or hereafter erected in good repair and in the case of a construction loan that it will continue construction until completion without interruption...

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against 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...

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 Mortgagee to the Mortgagee shall become immediately due and payable...

7. That the Mortgagee shall hold and enjoy the premises above mentioned until there is a default under this mortgage or in the note secured hereby...

8. That the covenants herein contained shall bind, and the hereunto and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto...

WITNESS the Mortgagee's hand and seal this 15th day of January 1979

SIGNED, sealed and delivered in the presence of [Signature]

[Signature] SEAL
Cordell P. Porter
[Signature] SEAL
Charles R. Barber
[Signature] SEAL

STATE OF SOUTH CAROLINA
COUNTY OF

TESTATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and as in and to be delivered the within written instrument and that she with the other witness subscribed along with her to the execution thereof.

SWORN to before me this 15th day of January 1979
Notary Public for South Carolina

[Signature] SEAL

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern that the within named wife of the above named mortgagor, respectively, on this day appeared before me and with me, upon being put to the oath, examined by me and declared that she knew the contents and without any compulsion, duress or fear of any person, she renounced her dower, right and interest in and to the mortgaged premises and the mortgagor's heirs or assigns, all her interest and estate and all her right and claim of dower in, and to all and singular the premises within mentioned, and released.

GIVEN under my hand and seal this 15th day of January 1979
Notary Public for South Carolina

[Signature] SEAL

RECORDED JAN 16 1979 at 2:39 P.M.

HILLY AND HILLY
Attorneys at Law
Greenville, South Carolina

Books and pages that the within Mortgage has been
filed in the
County of Greenville, South Carolina
Book 1455 of Mortgages, page 335

Mortgage of Real Estate
TO
C. D. Bishop
Cordell P. Porter and Charles R. Barber
RILEY & RILEY
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE