

The Mortgagee and Borrower agree as follows:

1. This mortgage shall secure the Mortgagee for such further sum 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 such further sum as may be advanced hereafter to the Mortgagee by the Borrower for the payment of the principal of any other mortgage or mortgages on the premises hereinafter described. All sums advanced shall be interest on the sum advanced and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
2. This mortgage shall also secure the Mortgagee for such further sum as may be advanced hereafter for the payment of the principal of any other mortgage or mortgages on the premises hereinafter described. This mortgage shall also secure the Mortgagee for such further sum as may be advanced hereafter for the payment of the principal of any other mortgage or mortgages on the premises hereinafter described. This mortgage shall also secure the Mortgagee for such further sum as may be advanced hereafter for the payment of the principal of any other mortgage or mortgages on the premises hereinafter described.
3. The Mortgagee shall have the right to enter upon the premises hereinafter described in order to inspect the premises and to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether or not the Borrower is liable for such loss.
4. The Mortgagee shall have the right to enter upon the premises hereinafter described in order to inspect the premises and to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether or not the Borrower is liable for such loss.
5. The Mortgagee shall have the right to enter upon the premises hereinafter described in order to inspect the premises and to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether or not the Borrower is liable for such loss.
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, 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 described herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection, suit or otherwise, all costs and expenses incurred by the Mortgagee and a reasonable attorney's fee shall be paid by the Borrower and payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be received and collected hereunder.
7. That the Mortgagee shall hold and enjoy the premises above conveyed and there is a default in this mortgage or in the note secured hereby, it is the intention of the parties that 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 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. 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 Mortgagee's hand and seal this 24th day of January 1979.

SIGNED, sealed and delivered in the presence of
[Signature]
 Kathy H. Kinsley

day of January 1979

[Signature] (SEAL)
 Dr. Robert E. Strum
[Signature] (SEAL)
 Ruth A. Strum
 (SEAL)

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagee sign, seal and as his act and deed deliver the within written instrument and that she is with the other witness subscribed above witnessed the execution thereof.

SUBSCRIBED and sworn to before me this 24th day of January 1979.

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

[Signature]

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 mortgagee(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, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s) heirs, 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

24th day of January 1979.

[Signature] (SEAL)
 Notary Public for South Carolina

[Signature]
 Ruth A. Strum

My Commission expires 4/7/79.

at 4:25 P.M.

Report of State Conservator
 Greenville (County)
 LAW OFFICES OF
 BRISSEY, LATHAN, FAYSSOCK, SMITH
 & BARBARE, P.A.
 \$78,000.00
 Lot 2 Fair View Rd. MONTVERDE

RECORDED JAN 25 1979
 4:25 P.M. recorded in Book 1456 at
 1979
 Mortgage of Real Estate

SOUTH CAROLINA NATIONAL BANK
 TO
 DR. ROBERT E. STRUM AND
 RUTH A. STRUM
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

JAN 25 1979