

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, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thereon shall 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 premises insured against fire and other hazards existing or hereafter created on the mortgaged property as well as may be required from time to time by the Mortgagee and pay the cost of such insurance and any other hazards specified by the Mortgagee in a sum 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 receipts thereon shall be held by the Mortgagee and that the Mortgagee shall have the right to assign to the Mortgagee the proceeds of any policies and that it will pay all amounts thereon when due and that it does hereby assign to the Mortgagee the proceeds of any policies and the mortgaged premises and does hereby covenant that it will make payment for 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 be responsible for the repairing or hereafter created in good repair and in the case of a construction loan, that it will complete the construction of the premises and should it fail to do so the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary and complete the construction work underway, and charge the expenses for such repairs or the completion of the construction to the Mortgagee.
- 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 waives all rights, claims 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 collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the Mortgagee and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the surplus of 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 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 or involved in such proceedings, 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 a reasonable attorney's fee, shall thereupon become due 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 under this mortgage or in the note secured hereby, it is the true meaning 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 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 30 day of January 19 79 .
 SIGNED, sealed and delivered in the presence of:
 Eric C. Kindberg
 Fred Rutherford

O'NEAL CHURCH OF GOD.
 BY: [Signature] Trustee (SEAL)
 BY: [Signature] Trustee (SEAL)
 BY: [Signature] Trustee (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 its act and deed deliver the within written instrument and that she is with the other witness subscribed above witnessed the execution thereof.
 SWORN to before me this 30 day of January 19 79
 [Signature] (SEAL)
 Notary Public for South Carolina

STATE OF SOUTH CAROLINA }
 COUNTY OF }

NO RENUNCIATION OF DOWER
 Trustee

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 30 day of January 19 79
 [Signature] (SEAL)
 Notary Public for South Carolina

RECORDED JAN 31 1979 at 10:03 AM.

J. ERIC KINDBERG
 1004 N. POINSETT STREET
 GREER, SOUTH CAROLINA 29651
 \$65,000.00
 75/100 acre Barton's Chapel Rd.
 O'Neal Tp.
 Also: 2.00 acre Rutherford Rd.
 O'Neal Tp.

I hereby certify that the within Mortgage has been filed
 on 30 January 1979
 at 10:03 A. M. recorded in Book 1456
 Mortgage Page 382
 As No. _____
 Register of Deeds Greenville
 County

Mortgage of Real Estate

THE BANK OF GREER
 P. O. BOX 708
 GREER, SOUTH CAROLINA 29651

TO

R. A. JORDAN, CLEODIS SOUTHERN AND
 JAMES ROLLINS AS TRUSTEES OF THE
 O'NEAL CHURCH OF GOD

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

JAN 31 1979

2-NW 6237