

The Mortgage further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgage for each 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 Mortgage for any further advances, realizations or credits that may be made hereafter to the Mortgagee by the Mortgagor 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 hereon and shall be payable on demand of the Mortgagee unless otherwise provided in writing.
2. That it will keep the premises in good repair and in good condition and shall pay for all repairs and expenses necessary to keep the premises in good repair and in good condition and shall pay for all repairs and expenses necessary to keep the premises in good repair and in good condition and shall pay for all repairs and expenses necessary to keep the premises in good repair and in good condition.
3. That it will keep the premises in good repair and in good condition and shall pay for all repairs and expenses necessary to keep the premises in good repair and in good condition and shall pay for all repairs and expenses necessary to keep the premises in good repair and in good condition.
4. That it will pay all taxes, public assessments and other governmental or municipal charges, fines 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 a local receiver shall receive the rents, issues and profits of the mortgaged premises from and after any default hereunder and agrees that such local receiver may be appointed 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 attorney's fee, to be paid to the Court in the event said premises are occupied by the Mortgagee and after deducting 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 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 the obligations by the Mortgagee to the Mortgagee shall become immediately due and payable and this mortgage may be foreclosed. Should any local 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 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 collected and satisfied hereunder.
7. That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. If in the true meaning of this instrument that if the Mortgagee shall fully perform all the terms, conditions and covenants of the mortgage, and if 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. 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 26th day of January 19 79.

SIGNED, sealed and delivered in the presence of

Kathy H. Bussing

Warren Bernard Metz (SEAL)
Warren Bernard Metz

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 to set and deed deliver the within written instrument so that she be with the other witness subscribed above witnessed the execution thereof.

SIGNED before me this 26th day of January 19 79.

Kathy H. Bussing (SEAL)
Notary Public for South Carolina
My Commission expires 4/7/79.

Kathy H. Bussing

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER
NOT NECESSARY-MORTGAGOR UNMARRIED.

I the undersigned Notary Public do hereby certify unto all whom it may concern, that the undersigned wife (names) 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, fraud or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's all 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

day of 19

Notary Public for South Carolina

RECORDED JAN 31 1979 at 10:48 A.M.

REPORT of Motor Vehicle Bureau Greenville
\$16,115.06
LAW OFFICES OF
Lot 111 Broad Vista Blvd.
SUPER HWY. HOME SITES

1 Search entry that the within Mortgage has been filed
Jan of January 19 79
at 10:48 A. M. recorded in Book 1456
Mortgage page 392

Mortgage of Real Estate

FIRST CITIZENS BANK AND TRUST COMPANY

WARREN BERNARD METZ

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Kathy H. Bussing