the Mortgagor further covenants and agrees as follows:

[illegible]

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property continuously insured against loss by fire and such other hazards, casualties and contingencies as may be required from time to time by the Mortgagee and in such amounts and for such periods as may be required by the Mortgagee, and that all such insurance shall be carried in companies acceptable to the Mortgagee and that it will pay promptly when due any premiums therefor and that all such insurance policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee and that it will promptly deliver to the Mortgagee paid-up policies evidencing such insurance. In the event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not.

3. That it will keep the improvements now existing or hereafter erected on the mortgaged property in good repair and will not commit or suffer any waste of the premises and will not demolish or remove any building without the written consent of the Mortgagee and should it fail to do so the Mortgagee may at its option enter upon said premises and make such repairs as in its discretion it may deem necessary and charge the expenses for such repairs to the mortgage debt.

4. That it will pay all taxes, assessments and other governmental or municipal charges, fines or other impositions against the mortgaged property when due, and will promptly perform all governmental and municipal laws and ordinances affecting the mortgaged premises.

5. That it will not sell or convey the mortgaged premises or any part thereof without the written consent of the Mortgagee and agrees that should default be made in the payment of any amount due pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver for the benefit of the Mortgagee with the usual powers and duties to take possession of the mortgaged premises, including a power to lease the premises for the benefit of the Mortgagee, and in the event said premises are so taken possession of by the Mortgagee or by a receiver, the Mortgagee or the receiver shall apply the net income received from the premises after the payment of taxes and expenses of operation and management as mentioned above, to the payment of the debt secured hereby, in such manner as the Mortgagee shall direct, and the Mortgagee or the receiver shall not be liable to account for any more than the net income received from the premises.

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 indebtedness owing by the Mortgagor 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 the Mortgagor or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of attorneys at law for collection, whether suit be instituted or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon be due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected 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, or in the event that the Mortgagor 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 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. 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 Mortgagor's hand and seal this 1st day of February 19 79.
SIGNED, sealed and delivered in the presence of

Lisa C Cassell (SEAL)
Cynthia A Turner (SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of February 1979.

Lisa C Cassell

Notary Public for South Carolina (SEAL)
My commission expires: September 17, 1985

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

1st day of February 19 79.

Cynthia A Turner

Notary Public for South Carolina

RECORDED FEB 8 1979 at 2:28 P.M.

Mortgage of Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO

TONY E. TURNER and
CYNTHIA A. TURNER

MARY SUE ANDERS

I hereby certify that the within Mortgage has been this 8th day of February 1979 at 2:28 P.M. recorded in Book 1457 of Mortgages, page 143

Register of Mesne Conveyance, Greenville County

LAW OFFICES OF
J. ERIC KINDBERG
1004 W. POINSETT STREET
GREER, SOUTH CAROLINA 29651
864-877-0000

Post Office Box O'Neal Bldg.

2.28 PM 8267