

The Mortgagee further covenants and agrees as follows:

1. That the mortgage shall secure the Mortgagee in such further sums as may be advanced hereunder at the option of the Mortgagee, and the payment of taxes, insurance premiums, public assessments, repairs and other expenses payable by the mortgagor. The mortgage shall also secure the Mortgagee in any further sums advanced hereunder for the purpose of carrying out the terms of the Mortgagee's covenants as to the maintenance and repair of the premises. The mortgage shall also secure the Mortgagee in any sums advanced to pay 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 improvements now existing or hereafter erected on the mortgaged property in good repair and will be responsible for the time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount in excess of the mortgage debt in such amounts as may be required by the Mortgagee, and its companies acceptable to it, and that all such repairs and necessary work shall be held by the Mortgagee, and have attached thereto a valid check or order payable to the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize such insurance company authorized to make payment of a loss payable to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether due or not.

3. That it will keep all improvements now existing or hereafter erected in good repair, and in the event a contract is made for the construction and completion without interruption, and should it fail to do so, the Mortgagee, at its option, may cause the premises, make whatever repairs are necessary, including the completion of any construction work authorized in the contract, and the cost of such repairs or the completion of such construction to be secured against the mortgage debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal taxes, and will insure the mortgaged premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default in the payment of the debt, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction at law or equity, or who may be appointed a receiver of the mortgaged premises, with full authority to take possession of the same and premises appurtenant thereto, and to include a reasonable cost to be fixed by the Court in the event of proceedings, and the mortgagee shall be entitled to all charges and expenses incurred in such proceeding and the execution of its trust as receiver, shall apply first to the satisfaction of the debt toward the payment of the debt secured hereby.

6. That if there is a default in any of the terms, conditions, or covenants of the mortgage, or of the note secured hereby, then, at the option of the Mortgagee, all sums then 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, should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises, should there be any default in the payment of 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 or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected therefor.

7. That the Mortgagee shall hold and enjoy the premises above described until there is a default under this mortgage or in the note secured hereby. If at the time of making of this mortgage 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 one gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 22nd day of December 19 78

SIGNED, sealed and delivered in the presence of

[Signature] [Signature] [Signature] [Signature]

_____ SEAL
 _____ SEAL
 _____ SEAL
 _____ SEAL

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } PROBATE

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

SWORN before me this 22nd day of December 19 78

[Signature] SEAL [Signature]

Nears Public for South Carolina
 My Commission Expires 5-1-81

STATE OF SOUTH CAROLINA }
 COUNTY OF } RENUNCIATION OF DOWER

I, the undersigned Nears Public, do hereby certify unto all whom it may concern, that the undersigned wife, widow of the above named mortgagor, respectively, did this day appear before me, and so, 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, and the mortgagee's heirs or assigns and 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 _____

_____ SEAL _____

Nears Public for South Carolina
 My commission expires _____

RECORDED: FEB 8 1979 at 12:58 P.M. 23115

DOUGLAS F. DENT
 X 23115 X
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 Willie James Green

TO
 Greenville County
 Redevelopment Authority

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
 the 8th day of FEBRUARY
 19 79 at 12:58 P. M. recorded in
 Book 1457 of Mortgages, page 149
 At No. _____
 Register of Deeds, Conway and Greenville County
 \$14,512.62
 Lot Board Street

2749 6334