The Mortgagor further covenants and agrees as follows:

1. That [illegible] mortgage shall secure to 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 any further loan, advance, readvance or credit that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums advanced shall bear interest at the rate stated in the note secured hereby, 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 continuously insured as may be required from time to time by the Mortgagee against such hazards as are customarily insured by Mortgagors in the county in which the mortgaged property is located, and in such amounts and for such periods as may be required by the Mortgagee, and will pay promptly when due any premiums on such insurance. All insurance shall be carried in companies approved by the Mortgagee and the 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. In 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 indebtedness secured hereby.

3. That it will keep the improvements now existing or hereafter erected on the mortgaged property in good repair and in tenantable condition during the entire term of this mortgage, and will not commit or permit any waste thereof, and will not [illegible] and should it fail to do so the Mortgagee may, at its option, enter upon said premises, or any part thereof, and make such repairs as in its discretion it may deem necessary for the proper preservation thereof, and the full cost of any repairs so made by the Mortgagee, together with interest, shall be added to the indebtedness secured hereby and shall be payable on demand.

4. That it will promptly pay all taxes, public assessments and other governmental or municipal charges, fines or other impositions against the mortgaged premises and will promptly comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

5. That it hereby assigns all rents, issues 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 rents and profits with full powers to take possession of the mortgaged premises and collect the rents, issues and profits including those past due, and that the Court in the event said premises are occupied by the mortgagor 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 indebtedness owing by the Mortgagor to the Mortgagee shall be 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's title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hands of an 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 hereunder.

7. That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby or in any agreement that if 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 9th day of February, 1979.
SIGNED, sealed and delivered in the presence of

Alice M. Lebaron — Bruce A. Fox (SEAL)

[illegible] — [illegible] (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 9th day of February, 1979.

Alice M. Lebaron (SEAL)
Notary Public for South Carolina
My Commission Expires: 4/21/81

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(s') heirs or 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
9th day of February, 1979.
Alice M. Lebaron (SEAL)
Notary Public for South Carolina
My Commission Expires: 4/21/81

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Bruce A. Fox and Teresa C. Fox

TO

Conyers Rochester

South of Bob Ladbetter Rd.
Travelers Rest, S. C. 29690

at 11:56 A.M.

FEB 9 1979

RECORDED

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 9th day of February, 1979 at 11:56 A.M. recorded in Book 1457 of Mortgages, page 202 As No.

Register of Mesne Conveyance Greenville County, S. C.

LAW OFFICES OF
KENNETH C. PORTER
11 Acrosa Ladbetter Rd.

4328 RV.2

0.20.