The Mortgagor 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 purposes herein set forth, whether the Mortgagor be indebted to the Mortgagee at the time of any such advance or not. Such future advances, with interest thereon, shall be secured hereby from time to time, but at no time shall the principal amount owing to the Mortgagee, including future advances, exceed the original amount shown on the face hereof. All sums advanced shall bear interest at the rate stated in the note evidencing such advances, unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against such hazards as may be specified by Mortgagee, and that the mortgage debt or any part thereof not paid when due shall bear interest at the rate stated in the note from the date thereof until paid, and that all costs, attorneys' fees, appraisal fees, and expenses incurred by the Mortgagee for environmental inspection, preservation or restoration of the mortgaged property, for work done to comply with any law, ordinance, or regulation affecting the property, or in connection with any foreclosure proceeding or proceeding in which the Mortgagee may be made a party by reason of this mortgage, or any debt secured hereby, shall be secured by this mortgage and that it will pay all taxes, assessments or other charges levied on the mortgaged property, or on the interest of the Mortgagee or holder of the note secured hereby therein, before any part of such taxes, assessments or other charges, or any insurance premium, shall be overdue and that any default in any of these covenants shall constitute a default under the terms of this mortgage and the note secured hereby. In default of any such payment by the Mortgagor, the Mortgagee may pay the same, and any amounts so expended shall become a debt due by the Mortgagor to the Mortgagee, and shall be secured by the lien of this mortgage, and shall bear interest at the rate stated in the note secured hereby, from the date of payment by the Mortgagee, and payment thereof may be enforced or recovered in the same manner as the debt due on the note secured hereby.

(3) That all fixtures now or hereafter attached to the property aforesaid are to be deemed and held to be a part of the security provided by this mortgage. That should it be found necessary for the Mortgagee to bring any suit to protect the title to the premises and the lien hereof, including but not limited to proceedings in bankruptcy against the Mortgagor or any party liable on the debt, or should the Mortgagee, without bringing suit, employ counsel for the protection of its rights hereunder, the Mortgagor will pay to the Mortgagee a reasonable sum as attorneys' fees, and all costs, charges and expenses incurred or paid by the Mortgagee in connection therewith, and any such sum or sums shall be secured by this mortgage and the note secured hereby, and shall bear interest at the rate stated in the note from the date of payment by the Mortgagee.

(4) That it will comply with all restrictions, covenants and other agreements or mortgages, charges, liens or other encumbrances against the mortgaged premises, and will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That it hereby assigns the rents 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 premises without requiring bond of the Mortgagor, to take possession of the mortgaged premises and collect the rents, issues and profits thereof, and pay the receiver's fees out of the same before any part thereof is paid to the Mortgagor, and the receiver shall be directed by the order of appointment to pay the net proceeds of the rents, issues and profits, after deducting all charges and expenses attending the operation, management and maintenance of the premises, including receiver's fees, premiums on receiver's bonds, and reasonable attorneys' fees, to 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 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 to 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 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 default in the payment of the note secured hereby, or in the performance of some condition set forth in this mortgage, at which time the Mortgagee shall fully perform all the terms, conditions and covenants of the mortgage, and the note secured hereby, 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 19 79.
SIGNED, sealed and delivered in the presence of:

Sylvia Monk

Ruth H. Tracy

Millard D. Kelly (SEAL)

(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.

Ruth H. Tracy (SEAL)
Notary Public for South Carolina
11-9-79

Sylvia Monk

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

Ruth H. Tracy (SEAL)
Notary Public for South Carolina
11-9-79

Sylvia Monk

RECORDED FEB 9 1979 at 3:35 PM 26291

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Millard D. Kelly

TO

First Piedmont Corporation

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 9th day of February 1979 at 3:35 P.M. recorded in Book 1457 of Mortgages page 266

Register of Mesne Conveyance Greenville County

LAW OFFICES OF
$29,000.00
Lee Laurens Rd.

4328 RV.2

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