

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 payment of taxes, insurance premiums, public assessments, repairs or other charges payable to the public authorities. This mortgage shall also secure the Mortgagee for any further loans, advances, repairs or other sums that may be paid or advanced to the Mortgagee by the Mortgagee as the holder of this mortgage, and shall be secured by the original amount of the mortgage debt. All sums so advanced shall bear 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 insured as may be required from time to time by the Mortgagee against loss by fire and any other hazard specified by Mortgagee, in a sum not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and indorsed 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 each insurance company concerned to make payment for a loss directly to the Mortgagee to the extent of the balance owing on the Mortgage debt, whether the or not.

3. That it will keep all improvements now existing or hereafter erected in good repair, and in the case of a mortgagee who is a contractor will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, employ a contractor to complete the same, make whatever repairs are necessary, including the completion of any construction work not lawfully completed, and pay for such repairs or the completion of such construction to the mortgage debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or penalties levied against the mortgaged premises. That it will 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 at law or equity who may 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 rental to be fixed by the Court in the event said premises are occupied by the mortgagor and other debtors, all charges and expenses attending such proceedings and the execution of its trust as receiver, shall apply the moneys of their 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 sums then owing by the Mortgagee 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 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 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 Mortgagee shall hold and enjoy the premises above described until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagee 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 and assigns, of the parties hereto. Whichever 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 12th day of January 1979

SIGNED, sealed and delivered in the presence of:
[Signatures]
ROBERT GREEN SEAL
ERNESTINE GREEN SEAL
[Signature] SEAL
[Signature] 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 its act and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.
SWORN to before me this 12th day of January 1979
[Signature] SEAL
Notary Public for South Carolina
My Commission Expires: 1/23/87

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 (she) freely, voluntarily, and without any compulsion, dread or fear of any person whatsoever, renounces, release and forever relinquish unto the mortgagor(s) and the mortgagor(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 12th day of January 1979.
[Signature] SEAL
ERNESTINE GREEN
Notary Public for South Carolina
My Commission Expires:

RECORDED FEB 12 1979 at 4:30 P.M.

DOUGLAS F. DENT
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Robert Green and Ernestine Green
Mortgage of Real Estate
Greenville County
Redevelopment Authority
TO
I hereby certify that the within Mortgage has been
this 12th day of FEBRUARY
1979 at 4:30 P.M. recorded in
Book 1457 of Mortgages, page 378
As No.
Register of Deeds Conveyance Greenville County
\$16,105.00
LOT Bernard St.

248 6267