the Mortgagor further covenants and agrees as follows:

(1) That the Mortgagor shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the purpose of paying taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thereby secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand or as the Mortgagee unless otherwise provided in writing.

(2) That [illegible] existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt or [illegible] the Mortgagee, and in companies acceptable to the Mortgagee, and that all such policies will be held by the Mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the Mortgagee, and that [illegible] hereby assign to the Mortgagee the proceeds of any policies to the extent of the balance owing on the indebtedness and the Mortgagee is hereby authorized and empowered to make proof of loss if not made promptly by the Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the indebtedness, whether due or not.

(3) That [illegible] existing or hereafter erected in good repair and in the event of a default under this clause that shall continue for [illegible] days, and should it fail to do so the Mortgagee may, at its option, enter upon said premises [illegible] completion of any construction work undertaken, and charge the expenses for such repairs or the completion of such construction to the indebtedness hereby secured.

(4) That [illegible] all taxes, public assessments and other governmental or municipal charges, fines or other impositions 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 may, at Chambers or otherwise, 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 for the time 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 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 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 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 then be due and payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be included in any judgment or decree foreclosing this mortgage or evidencing the indebtedness secured hereby.

(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. It is understood and agreed 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 16th day of February, 1979.
SIGNED, sealed and delivered in the presence of:

Cathy B. Loftis
Ronald D. Parker

Theodore Opuszenski (SEAL)

(SEAL)

Elsie H. Opuszenski (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 16th day of February, 1979.

Ronald D. Parker (SEAL)
Notary Public for South Carolina
My Commission Expires: 1/18/85

Cathy B. Loftis

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
16th day of February, 1979.

Ronald D. Parker (SEAL)
Notary Public for South Carolina
My Commission Expires: 1/18/85

Elsie H. Opuszenski
Elsie H. Opuszenski

RECORDED FEB 20 1979 at 3:49 P.M.

BRISSEY, LAYMAN, FAYSSOUX SMITH & BARBARE, P.A.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THEODORE OPUSZENSKI AND
ELSIE H. OPUSZENSKI

TO

M. SUE ELLIS FARNHAM

# Mortgage of Real Estate

Filed for record this 20th day of February, 1979 at 3:49 P.M. recorded in Book 1457 of Mortgages, page 879 As No.

Register of Mesne Conveyances Greenville County

LAW OFFICES OF

$ 69,100.00

6.89 Acs also Pt lot 16 Paris Mt Tp

2AM 8237