

The Mortgagee 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 purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, realizations or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness thereon shall not exceed the original amount advanced on the face hereof. All such advances shall bear interest at the same rate as the mortgage hereof and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the premises hereon existing or hereafter erected on the mortgaged property, as well as may be required from time to time by the Mortgagee, in good repair and shall cause any other hazards specified by the Mortgagee in a written notice to be removed therefrom at its expense. It will also cause all such repairs and removals to be made in a workmanlike manner and in conformity with all applicable laws and regulations. It will also cause all such repairs and removals to be made in a workmanlike manner and in conformity with all applicable laws and regulations. It will also cause all such repairs and removals to be made in a workmanlike manner and in conformity with all applicable laws and regulations.

(3) That it will keep the premises hereon existing or hereafter erected in good repair and, in the case of a certain building that it will cause any other hazards specified by the Mortgagee in a written notice to be removed therefrom at its expense. It will also cause all such repairs and removals to be made in a workmanlike manner and in conformity with all applicable laws and regulations. It will also cause all such repairs and removals to be made in a workmanlike manner and in conformity with all applicable laws and regulations.

(4) That it will comply with all laws, ordinances, regulations and other governmental or municipal charges, fines or other impositions against the mortgaged premises, and that it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That it hereby waives 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 fee to be fixed by the Court in the event said premises are occupied by the Mortgagee and after deducting all charges and expenses attending such proceedings and the retention of a 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 breach of any of the terms, conditions or covenants of this mortgage or of the note secured hereby, then, at the option of the Mortgagee, all the moneys due 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 in which the Mortgagee 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, in suit or otherwise, all costs and expenses incurred by the Mortgagee and a reasonable attorney's fee shall thereupon become due and payable immediately 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 conveyed until there is a default under this mortgage or in the note secured hereby. If in the execution 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, 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 Mortgagee's hand and seal this 13th day of February 1979  
 SIGNED, sealed and delivered in the presence of:  
*Cathy B. Loftis*  
*Paul S. Jahn*

10 79  
 day of February  
*Billy Edwin Hart* (SEAL)  
 BILLY EDWIN HART  
*Marian A. Hart* (SEAL)  
 MARIAN A. HART (SEAL)

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagee sign, seal and as its act and deed deliver the within written instrument and that it is her with the other witness subscribed above witnessed the execution thereof.  
 SWORN to before me this 13th day of February 1979.  
*Paul S. Jahn* (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 mortgagee (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 whatsoever, renounce, release and forego 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 13th day of February 1979  
*Paul S. Jahn* (SEAL)  
 Notary Public for South Carolina  
 My Commission Expires: 1/18/85  
*Marian A. Hart*  
 MARIAN A. HART

RECORDED FEB 20 1979 at 4:20 P.M.

I hereby certify that the within Mortgage has been this 20th day of February 1979 at 4:20 P.M. recorded in Book 1457 of Mortgage Page 893 As No. 1022  
 LATHAN, FAYSSOUX SMITH & BARRARE, P.A.  
 COUNTY OF GREENVILLE  
 SOUTHERN BANK & TRUST COMPANY  
 TO  
 BILLY EDWIN HART AND  
 MARIAN A. HART  
 Mortgage of Real Estate  
 \$16,511.60  
 LAW OFFICES OF  
 1022 Acres Addis St.  
 Paris Mt. Tn  
 Greenville (County)

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