

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 purposes pursuant to the covenants herein...

(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 hazards specified by Mortgagee...

(3) That it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption...

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against 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...

(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...

(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.

(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.

WITNESS the Mortgagor's hand and seal this 25th day of April, 19 79. SIGNED, sealed and delivered in the presence of: [Signatures of Scilven S. Gambrell and Sylvia H. Masangill]

STATE OF SOUTH CAROLINA PROBATE COUNTY OF Pickens 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... SWORN to before me this 25th day of April, 1979. [Signatures of Sylvia H. Masangill and Susan B. Purday]

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF [] 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... GIVEN under my hand and seal this [] day of [] 19 [] (SEAL) DOES NOT APPLY

RECORDED MAY 4 1979 at 1:00 P.M. \$1,860.00 Lot 28 Owens St Poir Register of Mesne Conveyance Gre Mortgages, page 431 at 1:00 P.M. recorded in day of MAY Mortgage of R Quality Construction 100 Brookside Circl Greenville, S. C. 29 Scilven Gambrell TO STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Scilven Gambrell 15 Owens Street Greenville, S. C. 29

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