

The Mortgagee further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as he may be liable to pay for the interest of the Mortgagee for the payment of taxes, insurance premiums, public assessments, repairs or other purposes provided for in the mortgage. The Mortgagee shall also secure the Mortgagee for any further taxes, assessments, repairs or other purposes provided for in the mortgage by the Mortgagee to the extent of the total indebtedness thus secured which does not exceed the original amount of the mortgage debt. Any such taxes, assessments, repairs or other purposes shall be payable on demand of the Mortgagee in writing.
- (2) That it will keep the premises now existing or hereafter erected on the premises covered by this mortgage free and clear of all liens and claims to time by the Mortgagee against the premises or any other hazards specified by the Mortgagee, and shall keep the premises covered by this mortgage free and clear of all liens and claims to time by the Mortgagee and its assigns and shall keep the premises covered by this mortgage free and clear of all liens and claims to time by the Mortgagee and its assigns and shall keep the premises covered by this mortgage free and clear of all liens and claims to time by the Mortgagee and its assigns.
- (3) That it will keep the premises now existing or hereafter erected on the premises covered by this mortgage free and clear of all liens and claims to time by the Mortgagee and its assigns and shall keep the premises covered by this mortgage free and clear of all liens and claims to time by the Mortgagee and its assigns and shall keep the premises covered by this mortgage free and clear of all liens and claims to time by the Mortgagee and its assigns.
- (4) That it will pay when and as the same shall become due and payable all interest and principal on the mortgage debt and shall keep the premises covered by this mortgage free and clear of all liens and claims to time by the Mortgagee and its assigns.
- (5) That in the event any legal proceedings are instituted pursuant to this instrument, any judge having jurisdiction or otherwise, appoint a receiver of the mortgaged premises with full authority to take possession of the mortgaged premises and to sell the same and to apply the proceeds of such sale to the payment of the debt secured hereby and the expenses of such proceedings and the receiver of such proceedings shall apply the proceeds of such sale 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 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 be 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 therefore 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 received and collected hereunder.
- (7) That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default on his mortgage or if 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, 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 29th day of June 1979.

SIGNED, sealed and delivered in the presence of:

James D. Calmes, III (SEAL)
Cynthia F. Roofed (SEAL)

Jerry E. Pitmon (SEAL)
Gail G. Pitmon (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 29th day of June 1979.

James D. Calmes, III (SEAL)
 Notary Public for South Carolina.
 My commission expires 8/16/86

Cynthia F. Roofed

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 whatsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(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

29th day of June 1979

James D. Calmes, III (SEAL)
 Notary Public for South Carolina.
 My commission expires 6/18/86

Gail G. Pitmon

RECORDED JUL 2 1979 at 10:05 A.M.

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 JUL 2 1979
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

JERRY E. PITMON and
 GAIL G. PITMON
 TO
 ROBERT FABIAN RIDGEWAY and
 GEORGE HARPER RIDGEWAY
 574 Rockport Road
 Greenville, SC 27615

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 2nd day of JULY 1979 at 10:05 A.M. recorded in Book 1472 of Mortgages, page 114 As No. _____

Recorder of Mortgages Greenville County
 LAW OFFICES OF
 \$ 12,400.00
 Lot 57 Greenwood Ave.