

The Mortgagee further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgage 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 Mortgage for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee by the Mortgagee, so long as the total indebtedness thereon has 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 of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the premises existing or hereafter created on the mortgaged property insured as may be required from time to time by the Mortgagee against fire, theft and any other hazards specified by Mortgagee in a sum not less than the mortgage debt, or such amount as may be determined by the Mortgagee, and in companies acceptable to it, and that all such policies and amounts thereof shall be held by the Mortgagee until the mortgage debt is paid in full. Its payable clauses in favor of, and its terms acceptable 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 covenant and agree to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether by credit.
- (3) That it will keep the premises existing or hereafter created in good repair, and, in the case of a construction loan, that it will complete the construction of the premises, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, and, whether repairs are necessary, and during the completion of any construction work underway, and charge the expenses for such repairs or the completion of the construction to the mortgagor.
- (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. 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 rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attending such proceeding 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 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 conveyed 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, 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:

*[Signature]*  
Kathy H. Bussey

The Terrell Company, Inc. (SEAL)  
By: *[Signature]* (SEAL)  
*[Signature]* (SEAL)  
Robbie D. Terrell (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 29th day of June 1979.

*[Signature]* (SEAL)  
Notary Public for South Carolina  
My Commission expires 3/27/89.

*[Signature]*  
Kathy H. Bussey

STATE OF SOUTH CAROLINA }  
COUNTY OF }

RENUNCIATION OF DOWER  
NOT NECESSARY

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 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

day of 19 (SEAL.)  
Notary Public for South Carolina.

RECORDED JUL 3 1979

at 2:12 P.M.

Lot #48, 000.00  
\$48,000.00  
BARRISSEY, LATHAN, FAYSSOUX, SMITH &  
BARBARE, P.A.  
LAW OFFICES OF  
BARRISSEY, LATHAN, FAYSSOUX, SMITH &  
BARBARE, P.A.  
1011 Latham Dr

I hereby certify that the within Mortgage has been this 3rd day of July 1979 at 2:12 P.M. recorded in Book 1472 of Mortgages, page 361. As No. \_\_\_\_\_ of the Report of Merit Commission, Greenville County.

Mortgage of Real Estate

BEN L. AND PARMALLEE C. THACKSTON TO THE TERRELL COMPANY, INC. AND ROBBIE D. TERRELL

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
THE TERRELL COMPANY, INC. AND ROBBIE D. TERRELL

BRISSEY, LATHAN, FAYSSOUX SMITH & BARBARE, P.A.  
250 Wade Hampton Boulevard  
Greenville, South Carolina 29603