

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereon, 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, readvances or credits that may be advanced to the Mortgagee by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount of the loan hereon. 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 in its now existing or hereafter erected or to be erected improvements and as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee and shall not lose less than the mortgage debt or its equivalent as may be required by the Mortgagee, and in compliance a negotiable instrument shall be issued to the Mortgagee which shall be held by the Mortgagee and have priority of the debt payable clauses in favor of the Mortgagee, and that it will pay all claims therefor when due, and that it does hereby assign to the Mortgagee all its interest in the premises and the proceeds of any sale of the premises and the proceeds of any insurance policy or policies covering the premises to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, whether due or not.
- (3) That it will keep all improvements now existing or hereafter erected in good repair and in the case of a contract for the same it will contract with a contractor and complete the same, and should it fail to do so the Mortgagee may at its option enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway and shall be the expense of such repairs or the completion of such construction to the mortgage debt.
- (4) That it will pay, when due, all taxes, mill levies, assessments and other governmental or municipal charges, fees 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 and bring a receiver in rental to be filed 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 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 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 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 received and collected hereunder.
- (7) That the Mortgagee shall hold and enjoy the premises above conveyed and there is a default in any of the terms, conditions, or covenants of this mortgage, or of 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. Wherever 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 25th day of July 19 79.  
 SIGNED, sealed and delivered in the presence of:  
 James D. Calmes, III  
 Luntin F. Redford

Aurelia Kay Parnell (SEAL)  
 Aurelia Kay Parnell (SEAL)  
 (SEAL)  
 (SEAL)

STATE OF SOUTH CAROLINA }  
 COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he (s)he was 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 25th day of July 19 79  
 Elizabeth R. Johnson (SEAL)  
 Notary Public for South Carolina  
 My Commission expires 3-29-89

James D. Calmes, III

STATE OF SOUTH CAROLINA }  
 COUNTY OF }

RENUNCIATION OF DOWER Not Necessary  
 Woman Mortgagor

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 mortgagor(s) and the mortgagor(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 25 1979 at 4:04 P.M. 2866

\$9,971.40  
 Lot 102 Folkstone St  
 Chestnut Hills 1

I hereby certify that the within Mortgage has been this 25th day of July 19 79 at 4:04 P.M. recorded in Book 1474 of Mortgages, page 658. At No. \_\_\_\_\_ Registrar of Deeds Greenville County  
 LAW OFFICES OF

Mortgage of Real Estate

BANKERS TRUST OF SOUTH CAROLINA TO AURELIA KAY PARNELL

James D. Calmes, III  
 Attorney at Law  
 2866, JUL 25 1979  
 STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE