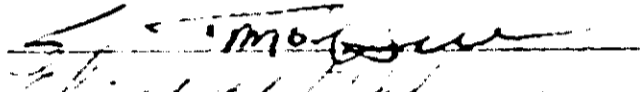
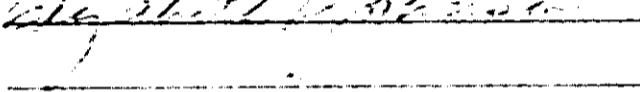



The Mortgagee further covenants and agrees as follows:

- (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 therefor does not exceed the original amount shown on the face hereof. All such sums advanced shall bear interest at the same rate as the mortgage hereof and shall be payable on demand of the Mortgagee unless otherwise provided hereon.
- (2) That it will keep the premises, whether existing or hereafter created on the mortgaged property, insured as may be required from time to time by the Mortgagee against fire, lightning and any other hazards specified by Mortgagee in a contract not less than the mortgage debt or such amounts as may be required by the Mortgagee, and in compliance therewith shall hold the Mortgagee harmless from all claims and suits of and actions brought against the Mortgagee, and that it will pay all premiums therefor when the same shall be lawfully demanded by the Mortgagee, the proceeds of any policy insuring the mortgaged premises and loss hereof shall be paid to the Mortgagee 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, whether existing or hereafter created in good repair, and, in the case of a reconstruction loan, that it will construct, reconstruct and repair all improvements, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, and, for the completion of any reconstruction work underway, and charge the expenses for such repairs or the completion of such reconstruction to the mortgagor.
- (4) That it will pay, when due, all taxes, utility 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, including a reasonable amount to be paid to the Court in the event said premises are occupied by the mortgagor, and after deducting all charges and expenses attending such proceedings and the execution of its trust as a 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 or any part of the amount 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 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 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 under this mortgage or in the note secured hereby. It is the intent 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 14th day of November 1979.


SIGNED, sealed and delivered in the presence of:




FOOTHILLS DELTA P, INC. (SEAL)
 By:  (SEAL)
 T. Wilson Putman, President (SEAL)
 (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 his 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 14th day of November 1979.
 (SEAL)
 Notary Public for South Carolina
 My Commission expires 3-8-89



STATE OF SOUTH CAROLINA }
 COUNTY OF }

NOT NECESSARY - MORTGAGOR CORPORATION
 RESCINDATION 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 (they) 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 (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____.

Notary Public for South Carolina (SEAL)
 RECORDED: NOV 15 1979 at 11:26 A.M.

16-199

I hereby certify that the within Mortgage has been this 15th day of NOV, 1979 at 11:26 A. M. recorded in Book 1488 of Mortgages, Page 323 As No. _____ Inspector of Motor Conveyances Greenville County
 LAW OFFICES OF
 \$12,500.00
 Lot 224 Canabrake II

Mortgage of Real Estate

SOUTHERN SERVICE CORPORATION

TO
 FOOHILLS DELTA P, INC.
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

C. Timothy Sullivan, Attorney

15230

2-AV 8237