

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... the payment of taxes, insurance premiums, public assessments, repairs or other payments pursuant to the covenants herein.

(2) That it will keep the premises insured against fire and any other hazards specified by Mortgagee... and any other hazards shall be paid by the Mortgagee.

(3) That it will keep all improvements existing or hereafter erected in good repair... and should in fail to do so, the Mortgagee may at its option enter upon said premises.

(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 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... the Mortgagee shall become immediately due and payable, and this mortgage may be foreclosed.

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage... 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.

WITNESS the Mortgagor's hand and seal this 24th day of June 1980 SIGNED, sealed and delivered in the presence of:

Mary Jane Morgan
Doreta Kay Perkins

Billy Joe Lindsey (SEAL)
Patricia A Lindsey (SEAL)
Patricia A Lindsey (SEAL)
Patricia A Lindsey (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PRORATE

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 24 day of June 1980
John W. Wilkie (SEAL)
Notary Public for South Carolina

Mary Jane Morgan

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 whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee'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 24th day of June 1980
John W. Wilkie (SEAL)
Notary Public for South Carolina

Patricia A Lindsey
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RECORDED JUL 8 1980 at 10:42 A.M.

I hereby certify that the within Mortgage has been this 8th day of Jul. 1980 at 10:42 A.M. recorded in Book 1507 of Mortgage page 149 As No.
Register of Mortg. Conveyance GREENVILLE County
LAW OFFICES OF
Loc 31 "Hammett's Property"
\$6,541.89

Mortgage of Real Estate
TERPLAN INC OF GREENVILLE
107 E NORTH STREET
GREENVILLE, S.C., 29601
TO
BILLY JOE LINDSEY AND
PATRICIA A LINDSEY
112 TALLEY STREET
GREENVILLE, S, C, 29609

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