

The Mortgagor 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, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does 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 the Mortgagor, the Improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or less than the amount now insured by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee. The Mortgagor shall also cause to be placed on the mortgaged premises loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums thereon. The Mortgagor does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby covenant 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 the Mortgagor shall keep the premises now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will keep the premises in good repair without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make such repairs as may be necessary, and charge the expenses for such repairs or the cost of such repairs to the mortgage debt.

(4) That the Mortgagor shall pay all taxes, public assessments and other governmental or municipal charges, fines or other impositions against the mortgaged premises. That it will comply with all municipal laws and regulations affecting the mortgaged premises.

(5) That the Mortgagor shall insure the premises and contents of the mortgaged premises from and after any default hereunder, and agrees that, should any such default occur, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the rents, issues and profits of the mortgaged premises and collect the rents, issues and profits, including a reasonable attorney's fee, in the event said premises are occupied by the mortgagor and after deducting all charges and expenses thereon, shall apply the residue of the rents, issues and profits toward the payment of the mortgage debt.

(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 Mortgagor 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 in which this mortgage is the subject matter, 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 Mortgagor 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 Mortgagor 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 Mortgagor's hand and seal this 26th day of September 19 80. SIGNED, sealed and delivered in the presence of:

Geraldine Welch
James D. McKinney, Jr.

Rolf D. Garrison (SEAL)
Rolf D. Garrison (SEAL)
(SEAL)
(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 26th day of September 19 80.

James D. McKinney, Jr. (SEAL)
Notary Public for South Carolina.
My commission expires April 7, 1990

Geraldine Welch

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned, do hereby certify unto all whom it may concern, that the undersigned wife (s) did voluntarily and without any compulsion, duress or fear of any person whomsoever, 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 26th day of September 19 80.

James D. McKinney, Jr. (SEAL)
Notary Public for South Carolina.
My commission expires April 7, 1990

Teddie A. Garrison

RECORDED OCT 7 1980 at 2:53 P.M.

\$8,000.00
Lot 10 Vermont St. Jackson

1 Hereby certify that the within Mortgage has been this 7th day of Oct. 19 80 at 2:53 P.M. recorded in Book 1519 of Volume 551 As No. 1017
GREENVILLE
COUNTY OF GREENVILLE
LAND OFFICES OF

Mortgage of Real Estate

Charles J. Spillane
TO
Rolf D. Garrison

10995 X
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JAMES D. MCKINNEY, JR.
ATTORNEY-AT-LAW
OCT 7 1980

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