

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 other loans, advances, readvances or credits that may be made hereafter by the Mortgagee to the Mortgagor or to the estate of the Mortgagor, and shall not exceed the original amount advanced 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 insured against fire and any other hazards specified by the Mortgagee, in a policy not less than the mortgage debt, or such other amount as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and amounts thereof shall be held by the Mortgagee, and that it will pay the premiums thereon, which amounts shall be hereby assigned to the Mortgagee the power of assignment being the mortgaged premises and the debt secured hereon, and the Mortgagee shall be entitled to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the mortgage debt, whether the same is or is not due.

3. That it will keep the premises in good repair, and in the case of a reconstruction, that it will complete the same, and shall do so at its own expense, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, and cause the same to be repaired, reconstructed or otherwise completed, and charge the expenses for such repairs or the completion of the same to the Mortgagor.

4. That it will pay, when the same are due, all assessments and other governmental or municipal charges, taxes or other impositions against the premises hereon. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

5. That the Mortgagee shall receive the 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 rents, issues and profits of the mortgaged premises, and collect the rents, issues and profits, including a reasonable profit, 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, the receiver 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 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 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 removed and collected hereunder.

7. That the Mortgagee shall hold and enjoy the premises above conveyed and there is a default under this mortgage or in the note secured hereby, if the terms 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 10th day of December 19 80.  
SIGNED sealed and delivered in the presence of:  
Carl R. Shackleton (SEAL)  
Cynthia L. White (SEAL)  
Mary Marie Adams (SEAL)  
(SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }  
Personally appeared the undersigned witness and made oath that she saw the within named mortgagee sign, seal and as his act and deed deliver the within written instrument and that she saw the other witness subscribed above witnessed the execution thereof.  
SWORN to before me this 10th day of December 19 80  
Cynthia L. White (SEAL)  
Notary Public for South Carolina  
My commission expires: 7-6-82

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE }  
I the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagee(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 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 10th day of December 19 80  
Cynthia L. White (SEAL)  
Notary Public for South Carolina  
My commission expires: 7-6-82

at 11:25 A.M. Dec. 11 1980  
I hereby certify that the within Mortgage has been this 12th day of Dec. 11 1980 at 11:25 A.M. recorded in Book 1527 of 470  
Mortgage of Real Estate  
Doris L. Rochester Hill  
5 Oriole Street  
Greenville, South Carolina  
29609  
TO  
Kenneth Adams and  
Nancy Marie Adams,  
COUNTY OF GREENVILLE  
STATE OF SOUTH CAROLINA  
\$10,000.00  
Pt. Lot 22 YMCA St.  
LAW OFFICES OF  
Greenville, South Carolina

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