The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further [illegible] the payment of taxes, insurance premiums, public assessments, repairs or other purposes [illegible] secure the Mortgagee for any further loans, advances, readvances or credit [illegible] long as the total indebtedness thus secured does not exceed the original amount [illegible] at the rate of the mortgage debt and shall be payable on demand of the Mortgagee [illegible]

(2) That it will keep 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 the Mortgagee, in companies acceptable to the Mortgagee, and in compliance with all requirements of law, and that it will keep the insurance policy required hereunder in force during the term of this mortgage. All such policies shall be held by the Mortgagee, and be in such form as the Mortgagee may require. In the event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee, instead of to the Mortgagor and the Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged. In the event of the foreclosure of this mortgage or other transfer of title to the mortgaged premises in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

(3) That it will keep all improvements now existing or hereafter erected on the mortgaged premises, including the buildings, fixtures, and appurtenances thereto, in good repair and will not permit any waste of said premises. Mortgagor will not remove any building from the premises without the consent of the Mortgagee. Mortgagor will make such repairs as may be required by the Mortgagee from time to time and will not do or suffer to be done any thing which will impair the security of this mortgage. Mortgagor will keep the premises free from all liens and encumbrances, and will pay when due all taxes, public assessments, and other governmental or municipal charges, fines or other impositions now or hereafter levied or assessed against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions now or hereafter levied or assessed 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 premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor, and after deducting all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the net income in its hands in such manner as the Court may direct to 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 be one 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 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 15th day of December 1980.
SIGNED, sealed and delivered in the presence of:

Janice D. Calmes — Ralph L. Ogden (SEAL)
RALPH L. OGDEN
Marian Collette — Lyric P. Ogden (SEAL)
LYRIC P. OGDEN
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (he) saw the within named mortgagor sign, seal and as its act and deed deliver the within written instrument and that (he) with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of December 1980.
Janice D. Calmes (SEAL) — Marian Collette
Notary Public for South Carolina.
My Commission Expires 6/18/86

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 15th day of December, 1980.

Lyric P. Ogden
LYRIC P. OGDEN

Janice D. Calmes (SEAL)
Notary Public for South Carolina.
My Commission Expires 6/18/86

RECORDED DEC 15 1980 at 3:19 P.M.

17515

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RALPH L. OGDEN AND LYRIC P. OGDEN

TO

GEORGE T. ACHILLE

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 15th day of Dec., 1980 at 3:19 P. M. recorded in Book 1527 of Mortgages, page 550 As No. 17515
Register of Mesne Conveyance Greenville County

LAW OFFICES OF
Lot 33 Huntington Court, Butler Tp
$ 115,000.00

Janice Calmes 4
of
17515

4328 RV.2