

102-1-533

The Mortgage further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further advances as may be advanced by the Mortgagee for the payment of taxes, insurance premiums, public assessments, repairs or other purposes...

(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 Mortgagee...

(3) That it will keep all improvements now existing or hereafter erected in good repair and, in the case of a construction loan, that it will continue construction until completion without interruption...

(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 agrees that, should legal proceedings be instituted pursuant to this instrument...

(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...

(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...

(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 17th day of December 1980. SIGNED, sealed and delivered in the presence of: Ernest L. Sapp Jr. (SEAL) [Signature] (SEAL) [Signature] (SEAL) [Signature] (SEAL) [Signature]

STATE OF SOUTH CAROLINA } PROBATE COUNTY OF Greenville } 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 as he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 17th day of December 1980. [Signature] Notary Public for South Carolina 12-1-1990 (SEAL)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER COUNTY OF } 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 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 in, and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this day of 19 (SEAL)

Notary Public for South Carolina at 4-23 P.M. DEC 18 1980 I hereby certify that the within Mortgage has been the 18th day of Dec. 1980 at 4:23 P.M. recorded in Book 1527 of Mortgages page 998 At No. [Signature] Register of Meuse Conveyances Greenville (County) LAW OFFICES OF \$5595.38 1 acre county rd, Bates Tp TO Terplan Inc of S.C. 107 E. North Street Greenville, S.C. 29602 STATE OF SOUTH CAROLINA COUNTY OF Greenville Avonell Lee Kimble Rt. 2 Box 430 Martletta, S.C. 29661 [Stamp: 2-AR 8287]