

The Mortgagors further covenant and agree as follows:

(1) That this mortgage shall secure the Mortgagees for such further sums as may be advanced hereafter, at the option of the Mortgagees, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagees for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagors by the Mortgagees 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 Mortgagees unless otherwise provided in writing.

(2) That they hereby assign all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agree 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 mortgaged 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 Mortgagors and after deducting all charges and expenses attending such proceeding 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.

(3) 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 Mortgagees, all sums then owing by the Mortgagors to the Mortgagees 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 Mortgagees 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 Mortgagees, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagees, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(4) That the Mortgagors shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured thereby. It is the true meaning of this instrument that if the Mortgagors 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.

(5) The lien of the mortgage herein is understood and agreed to be junior in rank to that certain mortgage of American Federal Savings and Loan Association (formerly known as Fidelity Federal Savings and Loan Association) recorded March 24, 1978, in the R.M.C. Office for Greenville County in Mortgage Book 1426, Page 837, and being in the original amount of \$36,100.00.

(6) Mortgagees agree that the promises of Mortgagors as set forth in this mortgage and the note hereby secured shall be for the sole purpose of establishing the existence of an indebtedness, and that the Mortgagees' source of satisfaction of said indebtedness is limited to the property described in this mortgage. Mortgagees will not seek to enforce out of any other assets of Mortgagors any judgments for any sum of money which is or may be payable under this mortgage or the note secured hereby or for any deficiency remaining after foreclosure of this mortgage; provided, however, that nothing contained herein shall be deemed to be a release or impairment of said indebtedness or the security therefor intended by this mortgage, or shall preclude the Mortgagees from foreclosing this mortgage or from enforcing any of their rights under this mortgage.

(7) 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