The ortgagor further covenants and agrees as follows:

(1) at this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage all also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the M gagee so long as the total indebtness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced all bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided writing.

(2) at it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to t by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof s l be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgage premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the exter f the balance owing on the Mortgage debt, whether due or not.

(3) at it will keep all improvements now existing or hereafter erected in good repair, and, in the case of a construction loan, that it will cont e construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, ake whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such rep or the completion of such construction to the mortgage debt.

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

(5) at it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should le l proceedings be instituted pursuant to this instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receive f the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, inclu g a reasonable rental to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges expenses attending such proceeding and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward t payment of the debt secured hereby.

(6) at 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 o e Mortgagee, all sums then owing by the Mortgagor to the Mortgagee shall become immediately due and payable, and this mortgage ay be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party any suit involving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof l 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 re nable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the d secured hereby, and may be recovered and collected hereunder.

(7) hat the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured eby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and convenants of the m gage, 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) at the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrat successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of ar gender shall be applicable to all genders.

WITNES the Mortgagor's hand and seal this 23rd day of December 19 81.

SIGNED ealed and delivered in the presence of:

W. Carl Dotson

Julia Ann Pittman

BY: [signature] (SEAL)
J. & R., A GENERAL PARTNERSHIP

(SEAL)

(SEAL)

(SEAL)

STATE SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

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

SWORN before me this 23rd day of December 19 81

W. Carl Dotson (SEAL)

Julia Ann Pittman

Notary P lic for South Carolina.
My Com ssion Expires: 10-02-91

STATE SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER NOT Required

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife ves) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, ase and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all h right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN er my hand and seal this

y of 19

(SEAL)

Notary P ic for South Carolina.
My com sion expires:

RECORDED DEC 29 1981 at 11:28 A.M. 14922

LONG, BLACK AND GASTON

DEC 29 1981 14922

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

J. & R., A GENERAL PARTNERSHIP

TO

GIBSON BROTHERS, INC.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 29th day of Dec. 1981 at 11:28 A.M. recorded in Book 1560 of Mortgages, page 608 As No.

Register of Mesne Conveyance Greenville County

$15,500.00
Lot 1 E. North St.

LONG, BLACK & GASTON

109 East North Street
Greenville, S.C. 29601

4328 RV.2