The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sum 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 contained. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof, plus any amount necessary to protect the lien of this mortgage. All sums advanced hereunder shall bear interest at the same rate as the mortgage debt and shall be payable upon demand by the Mortgagee unless otherwise agreed in writing.

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

(3) That it will keep all improvements now existing or hereafter erected on the mortgaged property in good repair and, in the case of a construction loan, that it will continue construction until completion without interruption and that if it fails to do so, the Mortgagee may at its option enter upon said premises, make whatever repairs are necessary including the completion of any construction work, and charge the expenses for such repairs or the completion of such construction to the mortgage debt.

(4) That it will pay when due all taxes, public assessments and governmental or municipal charges, fines or other impositions 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 to arise 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 mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event of possession by the Mortgagor, and after deducting all charges and expenses attending such proceeding and the execution of the receivership, to apply the net balance of the rents, issues and profits toward the payment of the debt secured hereby.

(6) That if there is default in any of the terms of this mortgage or of the note secured hereby, then, at the option of the Mortgagee all sums due hereunder or under the note secured hereby shall become immediately due and payable, and this mortgage may be foreclosed. Should any legal proceeding 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, plus a reasonable attorney's fee, shall thereupon become due and payable immediately or at any time thereafter, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(7) That the Mortgagee may, at its option, discharge any tax, lien or other encumbrance which may be or become superior to the lien hereof or which may affect said premises, and may order any survey it deems necessary in connection with any foreclosure of this mortgage or the note secured hereby. It is the true meaning of this instrument that the Mortgagor will warrant and forever defend all and singular the premises unto the Mortgagee, its successors and assigns, from and against the Mortgagor and all persons whomsoever lawfully claiming or to claim the same or any part thereof, and that the Mortgagor will have, hold, possess and enjoy the premises aforesaid, with all the privileges and appurtenances thereunto belonging, to the Mortgagee, its successors and assigns, forever, and that the Mortgagor will perform the covenants and agreements of this mortgage and of the note secured hereby, and that this mortgage shall stand as security for any renewal of said note or any part thereof, whether or not the same is secured by this mortgage, and as security for any other indebtedness of the Mortgagor to the Mortgagee, whether or not such indebtedness is secured by this mortgage, and that this mortgage shall stand as security for any future loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof, plus any amount necessary to protect the lien of this mortgage. All sums advanced hereunder shall bear interest at the same rate as the mortgage debt and shall be payable upon demand by the Mortgagee unless otherwise agreed in writing.

(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 number 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 1st day of August 1983

SIGNED, sealed and delivered in the presence of

Kelly S. Kindley

Marie K. Ferguson

R. David Massey (SEAL)

Barbara W. Massey (SEAL)

(SEAL)

(SEAL)

SOUTH CAROLINA
DEPT. OF REVENUE
DOCUMENTARY
STAMP
TAX
$0.00

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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

SWORN to before me this 1st day of August 1983

Kelly S. Kindley (SEAL)
Notary Public for South Carolina
My Commission Expires: 5-12-93

Marie K. Ferguson

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

1st day of Aug. 1983

Kelly S. Kindley (SEAL)
Notary Public for South Carolina
My Commission Expires: 5-12-93

Barbara W. Massey

Recorded Aug. 10, 1983 at 4:14 P.M.

1917

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

R. DAVID MASSEY and
BARBARA W. MASSEY

TO

PENSION PLAN & TRUST OF
R. DAVID MASSEY, P. A.

AUG 10 1983

Mortgage of Real Estate

Filed, recorded and indexed that the within Mortgage has been this 10th day of Aug. 1983 at 4:14 P.M. and recorded in Book 1620 of Mortgages, page 524 in the Register's Office for Greenville County.

LAW OFFICES OF

Brown, Byrd, Blakely, Massey, Lougheed & Stoudemire, P.A.
Suite 15, 700 E. North Street
P.O. Box 2464
Greenville, South Carolina 29602

$5,363.94
Lot 16, Meyers Drive