

The Mortgagee further covenants and agrees that:

- (1) That this mortgage shall secure the Mortgagee's debt to the Mortgagor, and the Mortgagee shall also secure the Mortgagee for any further loans, advances, or disbursements made by the Mortgagee to the Mortgagor, and the total indebtedness thus secured shall not exceed the original amount of the mortgage debt. A sum of interest at the same rate as the mortgage debt and shall be payable on and after the Mortgagee's demand.
- (2) That it will keep the improvements now existing or hereafter erected on the mortgaged premises, and it may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by the Mortgagee, to insure the mortgage debt for such amounts as may be required by the Mortgagee, and in compliance with the Mortgagee's requirements, all such policies shall be held by the Mortgagee, and I have attached hereto loss payable clauses in favor of the Mortgagee, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policies issued on the mortgaged premises, and I do 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 in good repair, and in the case of reconstruction, that it will continue construction until completion without interruption, and should the Mortgagee, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work in progress, and it will bear the expenses for such repairs or the completion of such construction to the mortgage debt.
- (4) That it will pay all local, state, and federal taxes, assessments, and other governmental or municipal charges, taxes, 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, both before and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this instrument, any person 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 mortgagor, 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.
- (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 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, and a reasonable attorney's fee, shall thereupon become due and payable immediately on demand, in the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.
- (7) That the Mortgagee shall hold and enjoy the premises above described 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 Mortgagee 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 hereof 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 Mortgagee's hand and seal this 3rd day of August 1983
 SIGNED, sealed and delivered in the presence of:

James C. Blakely Jr. (SEAL)
Donald W. Shelley (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
 COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that she saw the within named mortgagee sign, seal and as its act and deed deliver the within written instrument and that to her with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of August 1983

James C. Blakely Jr. (SEAL)
 Notary Public for South Carolina
 My Commission Expires: _____

Gracie J. Humber

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
 COUNTY OF GREENVILLE }

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

GIVEN under my hand and seal this

3rd day of August 1983

James C. Blakely Jr. (SEAL)
 Notary Public for South Carolina
 My Commission Expires: _____

Dorcas R. Shelley

Recorded Aug. 12, 1983 at 4:21 P.M. (11)

BROWN, DONALD W. 12-1983 MASSIEV
 LEAPHEAD, DONALD W. & GILCHRIST

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

DR. DONALD W. SHELLEY

TO

COMMUNITY BANK

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 12
 day of August 1983

4:21 PM recorded in Book 1620

Recorder of Deeds Greenville

LAW OFFICES OF

Grown, Boyd, Mackay, Mastey, Leightner &
 Stouffer, P.A.
 Suite 15, 700 L. North Street
 P. O. Box 2464
 Greenville, South Carolina 29602
 \$65,000.00
 Lot Simpson St.

1020-1050

1020-1050