The Mortgagor covenants and agrees as follows:

(1) That this mortgage secures the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, maintenance, care and preservation of the premises herein described, and for any other purpose authorized by this mortgage; but it is mutually agreed that the execution of this mortgage to secure the Mortgagee for any further loan, advance, readvance, or credit that may be made hereafter to the Mortgagor by the Mortgagee at the request of the Mortgagor shall not operate to impair the security of this mortgage for the payment of the indebtedness owed the Mortgagee by the Mortgagor prior to the execution of this mortgage, provided, however, that this mortgage does not secure any future advance in excess of the original amount of the indebtedness plus the amount of any future advance made to protect the security of this mortgage, and that the total indebtedness thus secured does not exceed the original amount of the indebtedness plus the amount of any future advance made to protect the security of this mortgage, plus interest thereon. It is agreed that all future advances and all other indebtedness secured by this mortgage shall bear interest at the same rate as the mortgage debt and be payable on demand or on such other terms as may be agreed upon by the Mortgagor and Mortgagee. Nothing herein contained shall be construed as a commitment to make any future advance or loan.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and that it will keep the improvements now existing or hereafter erected on the mortgaged premises insured as may be required from time to time by the Mortgagee against loss by flood to the extent required by the Flood Disaster Protection Act of 1973 as amended from time to time, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and that it will pay all premiums therefor when due, and that it will keep such insurance in force and effect and will deliver to the Mortgagee such policies of insurance and renewals thereof as shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to 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 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 in good repair, and, in the case of a construction loan, that it will continue construction until completion without interruption, and should it fail 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 in progress, 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 other 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 from and 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 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 or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

(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, and of the note secured hereby, that then this mortgage shall be satisfied and cancelled of record, otherwise to remain in full force and effect.

(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 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 16 day of August 1983.
SIGNED, sealed and delivered in the presence of

Geraldine Helel
Gilbert E. O'Shields

William Rush Trammell (SEAL)
William Rush Trammell
(SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

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 (she) with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16 day of August 1983.
Gilbert E. O'Shields (SEAL)
Notary Public for South Carolina
My commission expires Aug. 23, 1987

Geraldine Helel

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

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)' 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 16 day of August 1983.
Nicki C. Ware (SEAL)
Notary Public for South Carolina
My commission expires: 5/1/85

Sandra T. Trammell
Sandra T. Trammell

Recorded Aug. 16, 1983 at 12:29 P.M.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
William Rush Trammell

TO
BANK OF TRAVELERS REST
P.O. Box 485
Travelers Rest, S.C. 29690

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 16 day of August 1983 at 12:29 P.M. recorded in Book 1621 of Mortgages page 243

As No.

Register of Mesne Conveyance, Greenville County

LAW OFFICES OF

$62,065.92
15 Acres
Sloudn Tp.

AUG 16 1983