

The Mortgagor further covenants and agrees as follows:

1) That this mortgage shall secure 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, repairs or other purposes pursuant to the covenants herein. 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. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property 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 in companies acceptable to it, and that all such 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, 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 here, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter the premises, make whatever repairs are necessary, including the completion of any construction work underway, 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 the request of the Mortgagee, 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 a receiver at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and shall be paid and collected hereunder.

7) That the Mortgagor covenants to keep the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is further covenanted 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 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 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 hand and seal this

16 day of December 19 83

SIGNED, sealed and delivered in the presence of

Julia W. Metcalf
Janet W. Jander

Richard A. Bene
Richard A. Bene

SEAL

Janice C. Bene
Janice C. Bene

SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that he saw the within named mortgagor sign, seal and as to her delivery 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 December 19 83

Notary Public for South Carolina
My Commission Expires 11/5/84

Janet W. Jander

SEAL

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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower, if any, to all and singular the premises within mentioned and related.

GIVEN under my hand and seal this 16 day of December 19 83

Notary Public for South Carolina
My Commission Expires 11/5/84

Janice C. Bene
Janice C. Bene

SEAL

RECORDED DEC 19 1983 at 2:57 P.M.

1983

ADAM HISHR, JR.
Attorney At Law
P.O. Box 10296, FED. STA.
Greenville, S.C. 29603
\$20,828.87
Lot 40 Windmere Dr., Cherokee
Forest

Recorder of Deeds Greenville 111d

I hereby certify that the within Mortgage has been
filed the 19th day of December
1983 at 2:57 P.M. recorded in
Book 1640 of Mortgages, page 491

Mortgage of Real Estate

Southern Bank & Trust
Company
P.O. Box 1329
Greenville, S.C. 29602

TO

Richard A Bene and
Janice C. Bene

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

A. Fisher
DEC 19 1983
11:02 AM

1640-492

1640-492