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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 convenants 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 hereto 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 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 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 mortgager 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 Mortgager 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 countries of the Mortgagee, and a reasonable attorney's fee, shall the reupon 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 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, parties hereto. Whenever used the singular shall include the plural, the plural the singular, and the use of any gender shall

| SINCES the Motorcook hard and well the SINCES the Motor Control of the Sinces of the S | be applicable to all genders.  |  |  |
|--|--|--|--|
| STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Persoally appeared the undersigned witness and made path that (the saw the within named mortpager sign, and and as its act and deed deliner the within written internanced and that (sibe, with the other witness observable above witnessed the execution thereof.  SWORN to before me this I Gibb as a February 19 84    Manual   | SIGNED, lealed and delivered in the presence of:   | Join W. Storbull (SEAL)  |  |
| sign, scal and as its set and deed deliver the within switcen instrument and that (s) he, with the other witness subscribed show witnessed the encution thereof.  SWORN to before me this 24 day of February 19 84  **MORNO before me this 24 day of February 19 84  **MORNO before me this 24 day of February 19 84  **MORNO before me this 24 day of February 19 84  **MORNO Selection Expires 8-25-87  **STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  (wiver) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did discline that the does freely, voluntarily, and without key occapation, dreed or fear of any person whencever, resource, relates and forest or discovered in the desire of 1 and the mortgagor of 1 and the mortga |  | (SEAL)   |  |
| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  RENUNCIATION OF DOWER  STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  (wiver) of the above named mostgage(s) respectively, did this day appear before me, and each, won being privately and separately examined by me, did declare that the does freely, voluntarily, and without my compalison, dreed or fare of any person whomever, resource, relates and forest extraction of the store my mand and set of the private of the store my mand and set of the private o | STATE OF SOUTH CAROLINA  | PROPATE  |  |
| sign, and and as its act and deed definer the within written featurement and that (s) he, with the other writteness reductive decreases to her incomplete the enterties of the other and the state of th | <b>\</b>   |  |  |
| COUNTY OF GREENVILLE  I, the undersigned Notary Public, do bereby certify unto all whom it may concern, that the undersigned wife (wiver) of the above named mortgage(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 composition, direct of fear of any person whomosever, resonance relates and for ever relapsish unto the mortgage(s) and the mortgage should be present and early and the state of the state | sign, seal and as its act and deed deliver the within written instruction thereof.  SWORN to before me this 291 day of February  Daniel V. Ralland (SEAL)  Notary Public for South Carolina.   | ment and that (s)he, with the other witness subscribed above witnessed the execu-  |  |
| COUNTY OF GREENVILLE  I, the undersigned Notary Public, do bereby certify unto all whom it may concern, that the undersigned wife (wiver) of the above named mortgage(s)) respectively, did this day appear before me, and cach, upon being privately and separately examined by me, did detain that she does freely, voluntarily, and without any compellion, dread or fear of any personner, release and forever reliagnish unto the mortgage(s) and the meritage(s) bein or excessors and susigns, all her interest and estate, and all her right and claim of dozer of in act to all and singular the premises within nexticosed and released.  GIVES under my hard and seal this  Tay of February 1984  DORIS A. STOCKWELL  DORIS A. STOCKWELL  Notary Public for South Carolina.  My Commission Expires 8-25-87  RECORDED FEB 2 9 984 at 12:09 P.M.  STATE OF SOUTH CAROLINA  My Commission Expires 8-25-87  RECORDED FEB 2 9 984 at 12:09 P.M.  STOCKWELL STOCKWELL  DORIS A. STOCKWELL  DORIS A. STOCKWELL  DORIS A. STOCKWELL  DORIS A. STOCKWELL  A. STOCKWELL STOCKWELL  DORIS A. STOCKWELL STOCKWELL A. STOCKWELL  |  |  |  |
| wives) of the above named mortgago(s) respectively, did this day appears before me, and each woon being privately and separately examined by me, did declare that the does freely, volumentary, and without say compation, dried or feer of any person whomsever, resource, resumed by me, did declare that the does freely, volumentary and the mortgage(s) and suggests and sugg |  | RENUNCIATION OF DOWER  |  |
| Notify Public for South Carolina  P. STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  2:09  BRIAN W. STOCKWELL and  DORIS A. STOCKWELL and  DORIS A. STOCKWELL and  Heighter of Means Conveyance Greenville  Law of February  Daniel N. Ballard  Attorney at Law  20 N. Irvine Street  P. O. Box 10021  Greenville, Sc 29603  \$72,000.00  | (wives) of the above named mortgagor(s) respectively, did this me, did declare that she does freely, voluntarily, and without any ever relinquish unto the mortgagee(s) and the mortgagee's(s') hei of dower of, in and to all and singular the premises within ment GIVEN under my hand and seal this | day appear before me, and each, upon being privately and separately examined by compulsion, dread or fear of any person whomsoever, renounce, release and foriers or successors and assigns, all her interest and estate, and all her right and claim tioned and released.  DORIS A. STOCKWELL |  |
| STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE BRIAN W. STOCKWELL and DORIS A. STOCKWELL and DORIS A. STOCKWELL  TO  FIRST CITIZENS PANK  I hereby certify that the within Mortasse has been that they of February thay of February LAW OFFICES OF Daniel N. Ballard Attorney at Law 20 N. Irvine Street P. O. Box 10021 Greenville, S6 29603 \$72,000.00  | Notary Public for South Carolina.  | *  |  |
| 1 2   6 th the second s | thereby certify that the within Mortgage has been that thay of February  At 12:09 P. M. moorded in Book 1649  Mortgage, page Sonveyance Greenville  LAW OFFICES OF  Daniel N. Ballard  Attorney at Law  20 N. Irvine Street P. C. Box 10021  Greenville, SC 29603  \$72,000.00                         | FEB 29 1984  FEB 29 1984  STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE  BRIAN W. STCCKWELL and DORIS A. STCCKWELL  TO  FIRST CITIZENS BANK  Mortgage of Real Estate  |  |