JUN 13 1980

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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, [illegible] option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to [illegible] covenants herein. This mortgage shall also secure the Mortgagee for all further sums, advances, [illegible] or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness [illegible] secured does not exceed the original amount [illegible] have hereof. All sums so advanced shall bear interest at the same rate [illegible] mortgage debt and shall be payable on demand [illegible] Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements [illegible] existing or hereafter [illegible] insured as may be required from time to time by the Mortgagee [illegible] and any other hazards specified by Mortgagee [illegible] amount not less than the mortgage debt, [illegible] such amounts as may be required by the Mortgagee, and all such policies and renewals thereof shall be held by the Mortgagee and have attached thereto loss payable clauses in favor of [illegible] acceptable to the Mortgagee, and that it will pay all premiums [illegible] and that it does hereby assign to the Mortgagee [illegible] of any policy insuring the mortgaged premises and does hereby [illegible] each insurance company concerned to [illegible] 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 [illegible] existing or hereafter [illegible] in the case of a construction loan that it will continue construction until completion without interruption, and should [illegible] Mortgagee may, at its option, enter upon said premises, make whatever repairs and [illegible] the completion of any construction [illegible] 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, [illegible] assessments, and other governmental and municipal charges, fines or other impositions against the mortgaged premises. That it will [illegible] with all governmental and municipal laws and regulations affecting the mortgaged premises.

(5) That it hereby assigns all [illegible] profits of the mortgaged premises [illegible] 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 [illegible] to the Court in [illegible] the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in [illegible] the mortgagee and after deducting all charges and expenses attending such proceedings and the execution of its [illegible] shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

(6) That if the [illegible] of the note secured hereby, then, at the option of the Mortgagee, [illegible] shall become immediately due and payable, and this mortgage may be foreclosed [illegible] the Mortgagee, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises [illegible] shall be the debt secured hereby or any part thereof be placed in the [illegible] of any attorney at law for collection by [illegible] all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall [illegible] and may [illegible] at the option of the Mortgagee, as a part of the debt secured hereby and may [illegible] and collected hereunder [illegible] the Mortgagee shall hold and enjoy the premises above [illegible] in a default under this mortgage or in the note secured hereby [illegible] the meaning of this instrument that if the Mortgagee [illegible] perform all the terms, conditions, and covenants of the mortgage, and [illegible] note secured hereby, that then this mortgage [illegible] null and void, otherwise to remain in full force and virtue.

(7) That the covenants herein contained shall bind, and the [illegible] mortgages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever [illegible] 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 24th day of May 1978.

SIGNED, sealed and delivered in the presence of:

Eugene Floyd Morgan, Jr. (SEAL)

Eugene Floyd Morgan, Jr.

MAY 30 1978

35740

HILL, WYATT & FAYSSOUX

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Mail Sub

EUGENE FLOYD MORGAN, JR.

Rt. 3

Travelers Rest, S.C.

Greenville 29090

TO 35689

SATISFIED AND CANCELLED OF RECORD

13th [illegible] 80

[illegible] ENTERPRISES, INC.

R. M. C. FOR [illegible]

AT 2:32 O'CLOCK [illegible] M. NO. 35689

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 30th day of May 1978 at 5:01 P. M. recorded in Book 1433 of Mortgages, page 627

As No.

Dennis L. Tankersley

Register of Mesne Conveyance Greenville County

HILL, WYATT & FAYSSOUX

Attorneys at Law

$18,000.00 Greenville, South Carolina

8 1/2 acres West Terry Crk. Rd. Saluda Tp.

Also--1.29 acres Hwy. 25

Also--Lot Saluda Tp.

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4328 RV-2

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