BOOK 1551 PAGE 740

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 purpose of keeping the premises herein described in good repair, or for any other purpose deemed by the Mortgagee to be for the benefit of the premises herein described, provided, however, that the total indebtedness secured hereby shall not exceed the original amount of this mortgage plus any such advances made hereunder. All sums so advanced shall bear interest at the same rate as the principal hereof and be payable on demand.

(2) That the mortgaged property is insured as may be required from time to time by the Mortgagee against such risks, hazards and casualties as shall be required by the Mortgagee, in such companies as the Mortgagee may require, and that the policies of insurance 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 promptly the premiums, charges and assessments as they become due, and will deliver to the Mortgagee the policies of insurance and renewals thereof, and will deliver to the Mortgagee receipts evidencing the payment of all such premiums, charges and assessments. In the event of loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereunder or to the restoration or repair of the property damaged. In the event of the foreclosure of this mortgage or other transfer of title to the mortgaged premises in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to all insurance policies then in force shall pass to the purchaser or grantee.

(3) That it will keep the premises free from all liens and encumbrances, including but not limited to all taxes (including but not limited to real estate taxes), assessments, utility charges, condominium charges or charges of a similar nature, and will promptly pay or cause to be paid all such taxes, assessments, utility charges, condominium charges or charges of a similar nature as they become due and payable.

(4) That it will keep the improvements now existing or hereafter erected on the mortgaged premises in good repair, and in the case of a construction loan, that it will commence and complete the construction of such improvements within a reasonable time and will comply with all laws, ordinances, regulations, covenants, conditions and restrictions now or hereafter affecting said premises and will not allow any alterations to be made in said premises except with the prior written consent of the Mortgagee; and that it will not allow any building or other improvement on the premises to be removed, demolished or materially altered without the prior written consent of the Mortgagee; and that it will not commit or suffer any waste upon said premises.

(5) That it will keep and maintain, at its own cost and expense, such fire extinguishing apparatus and such other equipment in connection therewith as the Mortgagee may require from time to time by reason of the character of the improvements now or hereafter erected on said premises, and will furnish to the Mortgagee from time to time such certificates of inspection as the Mortgagee may require.

(6) That if there is a default in any of the terms or conditions of the note secured hereby, then at the option of the Mortgagee, all of the terms, conditions and covenants of the mortgage shall be deemed to be in default and the Mortgagee may foreclose this mortgage in accordance with the laws of South Carolina, or any part of the debt secured hereby, and may be recovered by the Mortgagee, as a part of the debt secured hereby, and may be collected out of the proceeds of the sale of said premises.

(7) That time is of the essence of this mortgage and of the note secured hereby, and that if default be made in the payment of any part of said debt or interest thereon, or any part thereof, or any other sum secured hereunder, or any part thereof, when due, or in the performance of any of the terms, conditions and covenants of the mortgage, or of any other instrument or instruments now or hereafter given to secure said debt, then the Mortgagee may at its option declare the whole of said debt immediately due and payable, and may foreclose this mortgage, or any part thereof, and sell the premises described herein, or any part thereof, at public auction for cash, after advertising the same for sale at the time and place and in the manner prescribed by the laws of South Carolina, and the Mortgagee may be a purchaser at such sale and may execute and deliver to such purchaser a deed to the premises so sold, and may apply the proceeds of such sale to the payment of the debt secured hereby, and the expense of such sale, including a reasonable attorney's fee, shall be borne by the Mortgagor.

WITNESS the Mortgagor's hand and seal this 2nd day of September, 1981.

SIGNED, sealed and delivered in the presence of:

Linda Elder Van Keuren Daily (SEAL)
Helen D. Stevenson (SEAL)
Joseph C. Stevenson (SEAL)
(SEAL)

218 B 1721801

SEP 2 1981 X 5825 X

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

8747

Joseph C. Stevenson and
Helen D. Stevenson

TO

Linda Elder Van Keuren Daily
306 Edwards Road
Greenville, S. C. 29615

Mortgage of Real Estate

Filed for Record SEP 2 1981 at 9:44 A.M.

I hereby certify that the within Mortgage has been this 2nd day of Sep 1981 at 9:44 A.M. recorded in Book 1551 of Mortgages, page 739 As No.

Register of Mesne Conveyance Greenville County

LAW OFFICES OF

$15,700.00

Lot 24, Liberty Park

RECORDED SEP 2 1981

SATISFIED AND CANCELLED OF RECORD

DAY OF 19

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:24 O'CLOCK M. NO. 27409

4328 RV-2

0709