The Mortgagor further covenants and agrees as follows:

(1) That the 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 loan, advance, readvance or credit 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 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 Mortgagor debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter erected on the mortgaged premises insured as herein provided, and should it fail to do so, the Mortgagee may, at its option, effect such insurance and will continue construction until completion without interruption, and complete the completion of any construction work undertaken, and charge the expense for such repairs on the completion of such construction work, and charge the expense for such repairs or for any other purpose to the mortgage debt, and the same shall be secured by this mortgage.

(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 and collect the rents, issues and profits thereof, and pay the proceeds therefrom to the mortgagee and after deducting all charges and expenses attendant such proceeding and the execution of the trust as received, 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 by the Mortgagee on 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, 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 aforesaid 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, 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 30 day of June, 1977.

SIGNED, sealed and delivered in the presence of:

Kenneth M. Somers (SEAL)

Melissa H. Somers (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Personally appeared before me Melissa H. Somers and Kenneth M. Somers who signed the within instrument and made oath that they saw the within named Melissa H. Somers sign, seal and as her act and deed deliver the within written instrument for the uses and purposes therein mentioned, and that they with the other witness subscribed above witnessed the execution thereof.

Sworn to before me this 30 day of June, 1977.

Notary Public for S.C.

FILED
AUG 1 1977
DONNIE S. TANKERSLEY
R.M.C. GREENVILLE, S.C.

1067
PROBATE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

HUBERT NOLIN ATTY. X593X

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Kenneth M. Somers and
Melissa H. Somers

assigned
Dennis S. Inabnitz

1067

TO

T. T. Henderson

SATISFIED AND CANCELLED OF RECORD
18TH DAY OF Aug 1982
Donnie S. Tankersley
R.M.C. FOR GREENVILLE COUNTY

RECORDED JUL 7 1977 At 12:17 P.M.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 7th day of July 1977 at 12:17 P.M. recorded in Book 1403 of Mortgages, page 413

As No. 1067

Donnie S. Tankersley
Register of Mesne Conveyance Greenville County

W. A. Seyle & Co., Office Supplies, Greenville, S.C.
Form No. 142 4M-8/74

$2,500.00
Lot 4, Parkwood Ave., Also Small Strip

77 1607