BK 1534 PG 227

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 created 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 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 Mortgage debt, whether due or not.

(3) That it will keep all improvements now existing or hereafter created in good repair, and, in the case of a construction loan, that it will continue construction and 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, and charge the expenses for such repairs as a lien against the mortgaged premises.

(4) That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or other impositions against or in connection with the mortgaged premises 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 premises and to 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 if default be made in the payment of any sum owing by the Mortgagor to the Mortgagee as mentioned in the first clause of this mortgage, or if default be made in the payment of any sum owing by the Mortgagor to any other creditor, or if any other mortgage on the premises described herein, or any part thereof, be foreclosed, Should any legal proceedings be instituted to foreclose any other mortgage on the premises described herein, or should the debt secured thereby be declared immediately due and payable, or should the debt secured hereby be declared immediately due and payable, or should the debt secured hereby be not paid when due, or should default be made in the payment of any sum owing by the Mortgagor to the Mortgagee, all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee, shall be secured 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 event of a default the Mortgagee may, at the option of the Mortgagee, enter upon said premises and take possession thereof, and may be secured and collected hereunder.

(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 15th day of December, 1980, and in the year of the Independence of the United States of America.

SIGNED, sealed and delivered in the presence of:

GARY P. PATTERSON (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
RECORDED MAR 4 1981

FILED
GREENVILLE CO. S.C.
12 08 PM '83

LAW OFFICES
ASHMORE, STILWELL & HUNTER
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 4 1981

GARY P. PATTERSON

TO

DORIS C. PATTERSON

SATISFIED AND CANCELLED OF RECORD
22nd DAY OF July 1983

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 4th day of Mar., 19 81 at 12:19 P.M. recorded in Book 1534 of Mortgages, page 226

As No.

Register of Mesne Conveyance Greenville County

$16,350.00
Lot N. Franklin Rd.

79 12108