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The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgages for such fur than sums as may be advanced hereafter, at the option of the Mortgages, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgages for any further loans, advances, readvances or credits that may be made hereafter to the Mortgages by the Mortgages 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 Mortgages 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 Mortgagec 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 thereto toss 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 preceding 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 Moragagor 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 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 coverants 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 included the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Perseasily appared the undersigned wires and made eath that (the see the within named a cut- gager sign, seal and as it act and deed deliver the within written instrument and that (tithe, with the other witness addressed the securion threads)  SWOSING to believe me this 21  day at August  19 78  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  August  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  TO STATE OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY OF SOUTH CAROLINA  RENUNCIATION OF DOWER  COUNTY AT LAW  TO ONLY S A	WITNESS the Mortgagor's hand and seal this 21st day of August 1978 SIGNES, sealed and delivered in the presence of:	
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  A COUNTY OF GREENVILLE  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  A COUNTY OF	Believen ( Coone /	7 (SEAL)
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE)  Personally appeared the undersigned winess and made cath that (s) he saw the within named r certwinessee the execution thereof.  SWORT to before me this 21 day at August 1978  August 1978  SALE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  COUNTY OF GREENVILLE  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  AUGUST Public for South Carolina.  My COUNTIES 12/2/79  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  RENUNCIATION OF DOWER  COUNTY OF GREENVILLE  AUGUST Public, do hereby certify unto all whom it may concera, that the undersigned wife (wives) of the above named mortgapor(s) respectively, dd this day appear before me, and each, upon being privately and appearably axamined by me, did declare that she does freely, countraity, and without any compution, dread or fact of any parron whomeo- saver, resource, release not forever reliquish with the mortgages(s) heir or succious, and assign, all her in- merent and cities, and all her right and claim of dower of, in and to singularly the premises within members and assign, all her in- merent and cities, and all her right and claim of dower of, in and to all and singularly premises within members and assign, all her in- merent and cities, and all her right and claim of dower of, in and to all and singularly premises within members and assign, all her in- merent and cities, and all her right and claim of dower of, in and to all and singularly premises within members and assign, all her in- merent and cities, and all her right and claim of dower of, in and to all her right and claim of dower of, in and to all her right and claim of dower of, in and to all her right and claim of dower of, in and to all her right and claim of dower of, in and to all her right and claim of dower of, in and to all her right and claim of dower of, in and to all her right and claim of dower of, in and to all her right and claim of dower of, in and to all her right and claim of dower of, in and to all her right and claim of dower of, in and to all her r	Beverly & Reeves	
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gager sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.  SWORN to before me this 21 day of August 19 78  Nedery Public for South Carolina.  NY COUNTISSION EXPIRES 12/2/79  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLES  I, the undersigned Notary Public, do hereby certify unto all whom it may concera, that the understately assimated by me, did decharate mortagood (s) respectively, dd this day appear before me, and each upon being privately and appearately assimated by me, did decharate mortagood (s) respectively, dd this day appear before me, and each upon being privately and appearately assimated by me, did decharate mortagood (s) respectively, dd this day appear before me, and each upon being privately and appearately assimated by me, did decharate mortagood (s) respectively, dd this day appear before me, and each upon being privately and appearately assimated by me, did decharate mortagood (s) respectively, dd this day appear before me, and each upon being privately and appearately assimated by me, did decharate mortagood (s) respectively, dd this day appear before me, and each upon being privately and appearately assimated by me, did decharate mortagood (s) and the mortagood (s) hereby certify unto all whom it may concern, that the understately and the mortagood (s) hereby certify unto all whom it may concern, that the understately and appearately assimated by me, did each upon being privately and appearately assimated by me, did each appearately and appearately and the mortagood (s) with the mortagood (s) and	COUNTY OF GREENVILLE	
STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately assumed by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any parson whomesever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee(s) here is or uccessors and assigns, all her interest and estate, and all her right and claim of down of, in and to all and singular, the premises within mentioned end released.  GIVEN under my hand and seal this  21 pay of August  1978  STATE OF SOUTH CAROLINA  STATE OF SOUTH CAROLINA  NOT Public for South Carolina.  My COMMISSION Expires  12/2/79  RECORDED AUG 23 1978  at 1:36 P.M.  STATE OF SOUTH CAROLINA  ATTORNEYS AT LAW  ATTORNEYS AT LAW  ATTORNEYS AT LAW  STATE OF SOUTH CAROLINA  ATTORNEYS AT LAW  ATTORNEY	gagor sign, seal and as its act and deed deliver the within written instrument and that (s)he, with the other witness subswitnessed the execution thereof.  SWORN to before me this 21 day of August 1978  SULLEGE A. COOPLISEAL)  Notary Public for South Carolina.	
RENUNCIATION OF DOWER  COUNTY OF GREENVILLE)  I, the undersigned Notary Public, do hereby certify unto all whom it may cancern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and appearately assumined by me, did declare; that she does freely, countraity, and without any compution, dread or fear of any person whomso- ever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her in- therest and estate, and all the right and claim of dower of, in and to all and singular, the premises within mentioned and released.  GIVEN under my hand and seal this  21	My commission expires 12/2/79	<del></del>
I, the undersigned Notary Public, do hereby certify unto all whom it may cencera, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did dectare that she does freely, voluntarity, and without any computation, dread or fair of any person whomesever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assignm, all her interest and estate, and all her right and claim of dower of, in and to all and singulary the premises within mentioned and released.  GIVEN under my hand and seal this  21 by of August  1978  STATE OF SOUTH CAROLINA  NOTICE OF SOUTH CAROLINA  ATTORNAY AT LAW  NOTICE OF SOUTH CAROLINA  NOTICE OF SOUTH	RENUNCIATION OF DOWER	
signed wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and asperately examined by me, did declare that she does freely, voluntarily, and without any compution, dread or fear of any person whomso-ever, renounce, release and forever relinquish unto the mortgages(s) and the mortgages(s) heirs or successors and assigns, all her interest and statle, and all her right and claim of dower of, in and to all and singular, the premises within mentioned and released.  GIVEN under my hand and seal this  21 My of August  1978  19		
GIVEN under my hand and seal this  21 My of August  1978  Nevery Public for South Carolina.  My commission expires  12/2/79  RECORDED AUG 23 1978  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Mortgage of Manne Conveyence Green  And State Of Real in Book  Pt. 1273  August  1978  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Mortgage of Real in Book  Pt. 1273  1286  August  1978  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Mortgage of Real in Book  Pt. 1273  100  100  100  100  100  100  100  1	signed wife (wives) of the above named mortgagor(s) respectively, d.d this day appear before me, and each, upon being privarately examined by me, did declare that she does freely, voluntarity, and without any computation, dread or fear of any peaver, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assign	rately and sep- erson whomso- ns, all her in-
August  Notary Public for South Carolina.  Notary Public for South Carolina.  My commission expires  12/2/79  AUG 23 1978  STATE OF SOUTH CAROLINA  COUNTY OF GREENVILLE  Mortgages of PALMETTO BANK  PALMETTO BANK  Paugust  10  Pt. treact Conveyence Green  Pt. treact Conveyence Green  At No.  Pt. treact Carolina Book  At No.  Pt. treact Carolina INN, S. C.		-4
Notice for South Carolina.  Notice for South Carolina.  FOUNTAIN INN, S. C.  FOUNTAIN INN, S.	21 pt of August 1978	into
BOX 566 FOUNTAIN INN, S. C. FOUNTAIN INN, S. C. AUG 251978  XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	Selecce d. Coope (SEAL)	<del>COME-</del>
FOUNTAIN INN, S. C. FOUNTAIN INN, S. C. FOUNTAIN INN, S. C. AUG 251978  ***XOUNTS CONTRESSES SECRETAINA COUNTY OF SOUTH CAROLINA COUNTY OF GREENVILLE MELVIN K. YOUNTS  ****MELVIN K. YOUNTS  ****PALMETTO BANK Fountain Inn, S. C.  ****PALMETTO BANK Fountain Inn, S. C.  *****PALMETTO BANK Fountain Inn, S. C.  ****PALMETTO BANK Fountain Inn, S. C.  *****PALMETTO BANK Fountain Inn, S. C.  *****PALMETTO BANK Fountain Inn, S. C.  **********************************	My commission expires 17/7/79	<b>33</b> 03
AUG 2 5 1978  AUG 2 5 1978  AUG 2 5 1978  ATTORNEYS AT LAW  OF GREENVILLE  N. YOUNTS  INTO BANK  ain Inn, S. C.  August  Augus	RECORDED MUG 20 1510	M.
in the second se	OF GREENVILLE  OF GREENVILLE  N. K. YOUNTS  TO  TTO BANK ain Inn, S. C.  hortgage of Real Estate  hortgage of Real Estate  August  August  19 78  36 Pm. recorded in Book 1442 of  page 50 A: No. 19 78  thrach Casse St. S. Nain  Inn  The	BOX 566 FOUNTAIN INN, S. C. 29644 AUG 251978 SUBJECTION SUBJECTION SUBJECTION SUBJECTION SUBJECTION SUBJECTION SUBJECTION SUBJECT SUBJ