

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 payable to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter by the Mortgagee to the Mortgagor, and as the total indebtedness thereon shall not exceed the original amount shown on the face hereof. All such advances shall bear interest at the same rate as the mortgage, but shall be payable on demand at the Mortgagee's option, unless otherwise provided in writing.

2. That it will keep the improvements now existing or hereafter created on the mortgaged property insured against fire and 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 it will pay the premiums thereon, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any such insurance on the mortgaged premises and does hereby authorize each insurance company concerned to make payment on 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 structure, it will cause construction to be completed without interruption, and should it fail to do so, the Mortgagee shall have the right to cause the same to be completed, and the cost of such construction shall be a lien in priority to the mortgage debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, and that it will defend against the mortgage premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgage premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and that it shall legal process be instituted pursuant to this instrument, any judge having jurisdiction at the time of such proceedings, with full authority to take possession of the mortgage premises and to lease the same, including a reasonable rental to be fixed by the Court in the event the premises are sold by the mortgagee, and that all charges and expenses attending such proceeding and the execution of its trust as receiver, shall apply the proceeds 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 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 be repaid to the Mortgagee immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered as a part of the debt secured hereby.

7. That the Mortgagee shall hold and enjoy the premises above conveyed until there is a default on the part of the Mortgagor in 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, assigns and assigns, of the parties hereto. Wherever 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 9th day of JAN. 1979

SIGNED, sealed and delivered in the presence of [Signature]

[Signature] SEAL
[Signature] SEAL
[Signature] SEAL
[Signature] SEAL

STATE OF SOUTH CAROLINA
COUNTY OF Greenville S.C.

PROBATE

Mary L. Matthews Personally appeared the undersigned witness and made oath that she saw the within named mortgagor sign, seal and deliver the within written instrument and that she, with the other witness subscribed thereto, witnessed the execution thereof.

SWORN to before me this 9th day of Jan 1979
Notary Public for South Carolina
My Commission Expires MY COMMISSION EXPIRES JUNE 26, 1985

[Signature] SEAL
[Signature] SEAL

STATE OF SOUTH CAROLINA
COUNTY OF Greenville S.C.

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify into a book that I have examined the above named mortgagor, respectively, and that they appear before me, and are appearing privately and lawfully examined by me, and declare that she does so freely, voluntarily, and without any compulsion, fraud or fear, and that she has released, released and forever relinquished unto the mortgagee, and the mortgagee's heirs or assigns, all her interest and estate, 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 9th day of Jan. 1979
Notary Public for South Carolina
My commission expires

[Signature] SEAL

RECORDED: JAN 12 1979 at 1:53 P.M.

W. A. Smith & Co., Office Supplies, Greenville, S.C.
Form No. 140
#6,510,000
Lot 133 CANTONMENT PARK
AM 8/74

Register of State Conveyances GREENVILLE County
I hereby certify that the within Mortgage has been
this 12th day of January
1979 at 1:53 P.M. recorded in
Book 1455 of Mortgages, page 36
At No

Permanium Inc.
1401 Laurens Rd.
P.O. Box 6501 Spartanburg
Greenville, S.C. 29605
TO
Heard T. Sullivan
Kathie Sullivan

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

12-AR-6267