The Mortgagor further covenants and agrees as follows:

1. That he will promptly pay to the Mortgagee the said further sum or so much thereof as may be advanced from time to time by the Mortgagee to the Mortgagor, for the payment of taxes, public assessments, repairs or other purposes pursuant to the covenants herein contained, and that the mortgage shall secure the Mortgagee for such further sum, advances, readvances or credit so that the total indebtedness secured by this mortgage shall at no time exceed the original amount of the note secured hereby, plus any sum or sums so advanced by the Mortgagee to protect the mortgaged premises or to keep the note secured hereby current, but not to exceed the original amount of the note secured hereby plus 25% thereof. 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 exceeding that amount sufficient to obtain the full insurance value, 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 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 insurance policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss covered by its policy 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 tenantable condition, and will commence construction of any improvements now or hereafter in course of construction within a reasonable time after the same shall commence, and shall not permit or suffer any waste of the premises, and will make whatever repairs, renewals, and replacements of any character upon or with respect to the mortgaged premises as the Mortgagee may reasonably require from time to time, such repairs or the complete rebuilding of any improvements to be made from the mortgage debt.

4. That it will pay, when due, all taxes, public assessments, and other governmental or municipal charges, fines or impositions against the mortgaged premises, that it will comply with all governmental and municipal laws and regulations applicable to the premises.

5. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after default hereunder, subject to any state law dealing with the collection of such rents by the mortgagee prior to the actual taking of possession of the premises by the mortgagee, including a receiver appointed by the court in the event of foreclosure of this mortgage, and agrees that the execution of this instrument shall be sufficient to vest the mortgagee with the right to collect the said rents, issues and profits, and that the mortgagee may, at its option, after default hereunder, have a receiver appointed to take possession of the premises and collect the said rents, issues and profits, and the application of the net proceeds thereof shall be at the discretion of the court as to the payment of the taxes and insurance premiums, the payment of the interest and principal of the mortgage debt, and the payment of the receiver's fees and expenses.

6. That if there is default under this mortgage, or any covenant of the mortgagor herein, or default in any payment of the mortgage debt or any part thereof, or default in any payment of any other indebtedness now or hereafter owing by the Mortgagor to the Mortgagee, then the Mortgagee shall be entitled to immediate possession of the premises and the Mortgagee may, at its option, declare the entire indebtedness secured hereby immediately due and payable, and the mortgage may be foreclosed in accordance with the laws of South Carolina, or the Mortgagee may, at its option, proceed to collect the said rents, issues and profits, and the Mortgagee may, at its option, have a receiver appointed to take possession of the premises and collect the said rents, issues and profits, and the application of the net proceeds thereof shall be at the discretion of the court as to the payment of the taxes and insurance premiums, the payment of the interest and principal of the mortgage debt, and the payment of the receiver's fees and expenses.

7. That the Mortgagee may, at its option, after default hereunder, have all the terms and conditions of the note secured hereby fully performed, and the Mortgagee shall be entitled to all the remedies and remedies provided in the note and in the mortgage, and if the mortgagor shall pay the said note and all other indebtedness secured hereby in accordance with the terms and conditions of the note and of the mortgage, and if the mortgagor shall do and perform all other acts and things required to be done and performed by the mortgagor under the terms and conditions of the note and of the mortgage, and if the mortgagee shall be entitled to the benefits and advantages of the said note and of the said mortgage, 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 29th day of December, 1978.

SIGNED, sealed and delivered in the presence of:

Tom T. Ligon (SEAL)

(SEAL)

Dayle B. Ligon (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and makes oath that he saw the within named mortgagor sign, seal and as its act and deed deliver the within mortgage deed, and that he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 29th day of December, 1978.

(SEAL)

Notary Public for South Carolina
My Commission Expires: [illegible]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern that the undersigned wife of the within named mortgagor, did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the within mortgagee, and the mortgagee's heirs or successors and 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 29th day of December, 1978.

(SEAL)

Notary Public for South Carolina
My Commission Expires: [illegible]

RECORDED JAN 12 1979 at 3:04 P.M.

Mortgage of Real Estate

Filed for record this 12th day of January, 1979, at 3:04 P.M. in Mortgage Book 1455, Page 91

Register of Mesne Conveyance, Greenville

ADAM FISHER, JR.
Attorney At Law
[illegible]

Lot Sleepy Hollow Dr.
Chick Springs Tp.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TOM T. LIGON and
DAYLE B. LIGON

TO

SOUTHERN BANK & TRUST COMPANY

2600