

1400-136

The Mortgagor further covenants and agrees as follows:

1. That the mortgage shall secure the Mortgagor for such sum or sums as may be advanced by heretofore at the option of the Mortgagor, for the payment of taxes, insurance premiums, public assessments, rents or other charges payable by the Mortgagor to the lessor of the property, shall also secure the Mortgagor for any further sums advanced by reason of any increase in the amount of the principal of the Mortgage so long as the total indebtedness thus secured does not exceed the original amount of the principal of the Mortgage, and the advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagor 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 Mortgagor against loss by fire and any other hazard specified by Mortgagor, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagor, and in companies acceptable to it, and that all such policies and premiums thereof shall be held by the Mortgagor, and have attached thereto has payable clauses in favor of, and in form acceptable to the Mortgagor, and that it will pay all premiums therefor when due, and that it does hereby, assign to the Mortgagor the proceeds of any policy covering the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagor, 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 on the mortgaged property insured as may be required from time to time by the Mortgagor against loss by fire and any other hazard specified by Mortgagor, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagor, and have attached thereto has payable clauses in favor of, and in form acceptable to the Mortgagor, and that it will pay all premiums therefor when due, and that it does hereby, assign to the Mortgagor the proceeds of any policy covering the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagor, to the extent of the balance owing on the Mortgage debt, whether due or not.

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 in the Court if the rents and issues 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 herein.

6. That if there is a default in any of the terms, conditions, or covenants of this mortgage, or of the note secured thereby, then, at the option of the Mortgagor, all sums then owing to the Mortgagor 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 Mortgagor become a party of any suit involving this Mortgage or the title to the premises, he will defend, or should the debt secured thereby, or any part thereof be placed in the hands of any attorney at law for collection, he, or in either case, all costs and expenses incurred by the Mortgagor, and a reasonable attorney's fee, shall thereafter become due and payable immediately on demand, at the option of the Mortgagor, as a part of the debt secured herein, and may be recovered and collected hereunder.

7. That the Mortgagor shall hold and enjoy the premises above mentioned until there is a default under this mortgage or in the note secured thereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this 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 apply to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Wherever used, the singular shall include the plural, the plural the singular, and the use of the gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 15th day of January 1979

SIGNED, sealed and delivered in the presence of:

Herman F. Dill, Jr.

Herman F. Dill, Jr. SEAL
Herman F. Dill, Jr. SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named testator sign, seal and affix his and hers initials to the within instrument and that she will, with the other witness, subscribe to the same and witness the execution thereof.

SWORN to before me the 15th day of January 1979

Herman F. Dill, Jr.
Notary Public for South Carolina
McGowen and Dill, Inc.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOCTRINE

I, the undersigned, Herman F. Dill, Jr., do hereby solemnly declare, in view of the facts set forth in this instrument, that the undersigned, as one of the joint owners of the property herein described, appears before me, and do hereby renounce my right to any portion of the property herein described, and do hereby renounce any claim to any portion of the property herein described, as my separate estate and separate from my wife, the co-plaintiff, and the independent claim of my wife, Barbara B. Dill, to any portion of the property herein described, as her separate estate, and do hereby renounce and disclaim the property herein described, as my separate estate.

GIVEN under my hand and seal this

15th day of January, 1979.

Barbara B. Dill

SIG.

At 1:24 P.M.

Mortgage of Real Estate

I, Herman F. Dill, Jr., do hereby solemnly declare, that the within Mortgage has been

executed in the month of January, 1979, at 1:24 P.M., at Montego, Inc., 329

TO

N. E. SHAW, INC.

HERMAN F. DILL, JR.

RILEY & RILEY
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
Herman F. Dill, Jr.
Attorney at Law
Greenville, South Carolina
McGowen and Dill, Inc.

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