

The Mortgagee further covenants and agrees as follows:

- 1. That this mortgage shall secure the Mortgage for each further sum as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, repairs or other charges payable in the covenants herein. This mortgage shall also secure the Mortgagee for any further advances, realizations or credits that may be made hereafter to the Mortgagee by the Mortgagee so long as the total indebtedness does not exceed the original amount advanced on the first term. All such advances shall be an interest at the same rate as the mortgage debt and shall be payable on demand at the Mortgagee's option, unless otherwise provided in writing.
- 2. That it will pay, or cause to be paid, or hereafter created on the mortgaged premises, and as may be required from time to time by the Mortgagee, all taxes, assessments and other hazards specified by Mortgagee, in a sum not less than the mortgage debt or in such amount as may be required by the Mortgagee, and in companies acceptable to it, and that all such taxes and assessments shall be paid by the Mortgagee, and that it will pay the same in full or cause to be paid, and it will be liable to the Mortgagee, and that it will pay all costs and charges when and as they are lawfully imposed on the Mortgagee, or the property or premises, including the cost of recording and filing hereof, and the cost of the same, whether the same be levied or made payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether the same be...
- 3. That it will pay, or cause to be paid, or hereafter created in good repair, and in the case of a contract, that it will cause to be performed, all repairs and improvements, and should it fail to do so, the Mortgagee may at its option enter upon and perform such repairs and improvements, and charge the expenses for such repairs or the completion of the same to the Mortgagee.
- 4. That it will pay, when and as they are lawfully imposed, and other governmental or municipal charges, fees 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 waives all rights, claims and profits of the mortgagee's premises, from and after any default hereafter, 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 Mortgagee, and after deducting all charges and expenses attending such proceedings 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 the moneys due by the Mortgagee 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 in which this Mortgagee 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, the Mortgagee shall be liable for all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon be due and payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be enforced and collected hereafter.
- 7. That the Mortgagee shall hold and enjoy the premises above conveyed and there is a default under this mortgage or in the note secured hereby, it is the true meaning of this instrument that if the Mortgagee shall fully perform all 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, 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 Mortgagee's hand and seal this 1st day of February 19 79
 SIGNED, sealed and delivered in the presence of:
Sheraldine Welch (SEAL)
Julius E. J. Jr. (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
 COUNTY OF Greenville }
 Personally appeared the undersigned witness and made oath that she saw the within named mortgagee sign, seal and as to her and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.
 SWORN to before me this 1st day of February 19 79
Julius E. J. Jr. (SEAL)
 Notary Public for South Carolina
 My commission expires Aug. 23, 1987

STATE OF SOUTH CAROLINA }
 COUNTY OF } NO RENUNCIATION OF DOWER : Woman Mortgagor
 I, the undersigned Nancy Fulmer, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagee(s) respectively, did this day appear before me and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, fraud or fear of any person whatsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s) heirs, 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
 day of 19 _____ (SEAL)
 Notary Public for South Carolina

Recorded Feb. 6, 1979 at 3:15 P.M.
 I hereby certify that the within Mortgage has been this
 day of Feb. 1979
 at 2:10 P.M. M. recorded in Book 2457
 Mortgage Page 25 At No. _____
 Register of Deeds Greenville County
 TO
 Southern Bank and Trust Company
 1301 Pendleton Street
 Greenville, SC 29601
 DOROTHY MULL PITTMAN
 STATE OF SOUTH CAROLINA
 COUNTY OF Greenville
 LAW OFFICES OF
 \$12,000.00
 Lot 3 West Parker Rd.
 HUGHES HEIGHTS, BLK A
 4328 RV-2