

The Mortgagee further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee for each further sum as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, water, sewer, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any other loans, advances, realizations or credits that may be made hereafter to the Mortgagee by the Mortgagor so long as the total indebtedness thereon 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 hereon and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

2. That it will keep the premises hereon existing or hereafter erected on the mortgaged property in such good repair and condition as may be required from time to time by the Mortgagee, and it will pay for and any other hazards specified by the Mortgagee in a written instrument filed in the public office of the County of Greenville, South Carolina, and in compliance with all laws, ordinances, rules and regulations that shall be applicable to the mortgaged premises, and it will pay for all taxes, assessments, charges, levies, and other obligations that shall be applicable to the mortgaged premises, and it will pay for all expenses incurred by the Mortgagee in the enforcement of this mortgage, and it will make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgagee, whether due or not.

3. That it will keep the premises hereon existing or hereafter erected in good repair, and, in the case of a construction loan, that it will pay for the cost of construction of the premises, and should it fail to do so, the Mortgagee may, at its option, enter upon and perform the work necessary to complete the construction work underway, and charge the expenses for such repairs or the cost of construction to the Mortgagor.

4. That it will pay when due all taxes, assessments, and other governmental or municipal charges, fees or other obligations 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 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 attorney's fee, to be paid to the Court in the event said proceeds are assigned by the Mortgagee and after deducting all charges and expenses attending such possession 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 breach of 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 due or to become 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 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 officer at law for collection, suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall then be due and payable immediately on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be levied and collected hereunder.

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, then the full amount 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 6th day of February 1979.

SIGNED, sealed and delivered in the presence of:

Rochelle C. Duest (SEAL)
Harold K. Smith (SEAL)
Cleo Smith (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 his act and deed deliver the within written instrument and that he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 6th day of February 1979.

Rochelle C. Duest (SEAL)
Notary Public for South Carolina
My Commission Expires: 5-29-83

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
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 mortgagee (s) respectively, did this day appear before me and each, upon being privately and separately examined by me, did declare that she (she) freely, voluntarily and without any compulsion, fraud or fear of any person, whomever, renounce release and forever relinquish unto the mortgagee (s) and the mortgagee's (s) heirs or successors and assigns, all her (her) interest and estate, and all her right and claim of dower in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 6th day of February 1979.

Cleo Smith (SEAL)
Notary Public for South Carolina
My Commission Expires: 5-29-83

RECORDED FEB 12 1979 at 3:18 P.M.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

HAROLD K. SMITH AND
CLEO SMITH
TO
ROY D. SATTERFIELD AND
OLA WAF SATTERFIELD

Mortgage of Real Estate

3:18 P.M. recorded in Book 1457 at
February 10 1979

344 As No.

Records of Mortg. Commission - Greenville County

LAW OFFICES OF
BRISSEY, LATHAN, FAYSSOUX,
SMITH & BARBARE, P.A.
850 Wade Hampton Boulevard
Greenville, S. C. 29609
\$1,000.00

Lot 12 Welch St. DUNDEAN MILLS, S.C.

2-AM 8237