The Mortgagor further covenants and agrees as follows:

1. That this instrument shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the purpose of paying taxes, insurance premiums, public assessments, repairs or other charges pursuant to the covenants hereof. 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 so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums 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 such other hazards specified by Mortgagee, in an amount not less than the mortgage indebtedness, in such companies as may be approved by the Mortgagee, 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. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the debt secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the purchaser or grantee.

3. That it will keep all buildings, fixtures and improvements on the mortgaged property in good repair and will not commit or suffer any waste of the property.

4. That it will pay all taxes, public assessments and other governmental or municipal charges, fines or impositions, for which provision has not been made hereinabove. In default thereof, the Mortgagee may pay the same, and any amount so paid shall become immediately due and payable and shall bear interest at the rate of eight per cent per annum until paid, and shall be secured by the lien of this mortgage.

5. That it will not permit any mechanic's lien to attach to the premises superior to the lien of this mortgage; and should any such lien attach, or any suit be instituted affecting the premises, it will immediately notify the Mortgagee in writing.

6. That it will comply with all governmental and municipal laws and regulations with respect to the mortgaged property, will not commit or permit any waste thereof, and will not commit or suffer any act upon the property in violation of law.

7. That time is of the essence hereof, and should the Mortgagor fail to pay the debt or any part thereof when due or to comply with any of the covenants hereof, the Mortgagee shall have the option to foreclose this mortgage and to declare the entire indebtedness immediately due and payable. The Mortgagee shall be entitled to collect all costs and expenses incurred in pursuing its remedies hereunder, including attorney's fees, whether suit be brought or not, and any such amounts shall be secured by this mortgage. The Mortgagee shall be entitled to the appointment of a receiver to take charge of the premises and collect the rents, issues and profits therefrom, and may apply for such appointment as a matter of strict right without regard to the adequacy of the security for the indebtedness hereby secured.

8. That it will not sell, convey or transfer the mortgaged property without the prior written consent of the Mortgagee, and that any such sale, conveyance or transfer without such consent shall constitute a default hereunder.

WITNESS the Mortgagor's hand and seal this 3rd day of April 1980.

SIGNED, sealed and delivered in the presence of:

Debra P. Batchelor

Margaret A. Hamilton

Bobby Neal Cantrell (SEAL)
Bobby Neal Cantrell

(SEAL)

Margaret Cantrell (SEAL)
Margaret Cantrell

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

PERSONALLY appeared the undersigned witness and made oath that s/he saw the within named mortgagor sign, seal and as his/her act and deed deliver the within mortgage deed and that s/he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of April 1980.

Debra P. Batchelor (SEAL)

Margaret A. Hamilton

Notary Public for South Carolina
My Commission Expires 2-21-90

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Margaret Cantrell, the wife of the within named Bobby Neal Cantrell, 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 mortgagee, its successors and assigns, all her interest and estate, and also her right and claim of dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 3rd day of April 1980.

Debra P. Batchelor (SEAL)

Margaret Cantrell
Margaret Cantrell

Notary Public for South Carolina
My Commission Expires 2-21-90

RECORDED APR 4 1980 at 3:35 P.M.

Mortgage of Real Estate

Filed this 4th day of Apr. 1980 at 3:35 P.M. recorded in Book 1500 of Mortgages, page 41

As No. 29557

Register of Mesne Conveyance Greenville County

$10,741.77

Lot

29557

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO

BOBBY NEAL CANTRELL
and
MARGARET CANTRELL

JAMES A. PIERCE, JR.

LAW OFFICES OF
NICHOLAS P. MITCHELL, III

4328 RV.2