(1) That this mortgage shall occure the Mortgages for such further sums as may be advanced be safter, at the place of the Mortgages, for the payment of taxes, in stratute premiums, public assessments, repairs or other purposes puts and to tracestants herein. This mortgage shall also secure the Mortgages for any further bons, advances, readvances or other purposes puts and to tracestants herein. Mortgages shall also secure the Mortgages for any further bons, advances, readvances or credit that may be made tereafter to the Mortgages by the Mortgages so long as the total indictions a thus secured does not exceed the original amount of two forces hereof. All sums so advanced shall bear into rest at the same rate is the Mortgage debt and shall be payable on demand of the Mortgages. 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 less than the mortgage debt, 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 policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly 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 the case of a construction loan, that it will continue construction until completion without interruption, and should it fail to do so, the Mortgagee may, at its option, enter upon said premises, make whatever repairs are necessary, including the completion of any construction work underway, and charge the expenses for such repairs or the completion of such construction to the mortgage debt. (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 mort-(5) That it hereby assigns all rents, issues and profits of the mortaged premises from and after any default hereurder, 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 pissession 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 mortgager and after deducting all charges and expenses attending such preceeding 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. gaged premises. (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 sums then owing by the Mortgager 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 insolving this Mortgage or the title to the premises described herein, or should the debt secured hereby or any part thereof be placed in the hords of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fev, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereurder. (7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true next to get this instrument that if the Mortgagor shall fully perform all the terms, conditions, and coverants 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 coverants berein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors and assigns, of the parties boreto. Whenever used, the singular shall included the plural, the plural the singular, and the use of any gender shall be applicable to all gentlers. WITNESS the Mortgagor's hand and seal this November. SIGNED, welled and delivered in the presence of (SEAL) (SEAL) (SEAL) SKITH PROBATE STATE OF SOUTH CAROLINA COUNTY OF POLK Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, real and as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWOAN to before me this 12 day of November. Notary Public for SAMERENESS North Carolina. a. My comm. expires: RESUNCTATION OF DOWER STATE OF SUCH CAROLINA COUNTY OF POLK It the undersigned Notary Public, do hereby certify into all whom it may concern, that the undersigned wife futivest of the above named mortgagores) respectively, do this day appear before me, and each, upon being privately and segmentally examined by me, did declare that the dies freely, soluntarily, and without any compulsion, dread or fear of any person whomever, release and forever relicious unto the mortgagore(s) and the mortgagore's(s) heirs or successors and assigns, all her integers 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 mand and seal this 15 83. November. 1100 A M. Faelund (SEAL) a. My comm. exps: 12-22 Notary Public Occupantionists North Carolina. RECORDER NOV 15 983 at 1:22 P. M. COUN 1 5 563 % : lansy Mt. Tp. 20,000.00 of Moone Conveyance writify that the within Morkeaco has been this IMRRISON JACKSON and JOAN T. JACKSON Y OF GREENVILLE OF SOUTH CAROLINA .49 Acres rtgage of Real Estate CAROLINA NATIONAL BANK 7 .M. recorded in Book 1535 November さ Greenville County 10 8.3

The Mortgagor further covenants and agrees as followed