

may use and possess or use for those purposes any and all personal property contained in the premises and... The right to enter and take possession of the premises and the any personal property therein to manage, operate and conserve the same and to collect the rents, issues and profits thereof, whether by a receiver or otherwise, shall be in addition to all other rights or remedies of Mortgagee hereunder or afforded by law, and may be exercised concurrently therewith or independently thereof.

11. In case the indebtedness secured hereby or any part thereof is collected by suit or action or this mortgage is foreclosed, or put into the hands of an attorney for collection, suit, action or foreclosure, Mortgagor shall be chargeable with all costs and expenses, including reasonable attorney's fees, which shall be immediately due and payable and added to the mortgage indebtedness and secured hereby.

12. If the indebtedness secured hereby is now or hereafter further secured by chattel mortgages, pledges, contracts of guaranty, assignments of leases, or other securities, Mortgagee may at its option exhaust any one or more of said securities and the security hereunder, either concurrently or independently, and in such order as it may determine.

13. No delay by Mortgagee in exercising any right or remedy hereunder, or otherwise afforded by law, shall operate as a waiver thereof or preclude the exercise thereof during the continuance of any default hereunder.

14. Without affecting the liability of Mortgagor or any other person (except any person expressly released in writing) for payment of any indebtedness secured hereby or for performance of any obligation contained herein, and without affecting the rights of Mortgagee with respect to any security not expressly released in writing, Mortgagee may, at any time and from time to time, either before or after the maturity of said note, and without notice or consent:

- a. Release any person liable for payment of all or any part of the indebtedness or for performance of any obligation.
- b. Make any agreement extending the time or otherwise altering the terms of payment of all or any part of the indebtedness, or modifying or waiving any obligation, or subordinating, modifying or otherwise dealing with the lien or charge hereof.
- c. Exercise or refrain from exercising or waive any right Mortgagee may have.
- d. Accept additional security of any kind.
- e. Release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the property mortgaged hereby.

15. Any agreement hereafter made by Mortgagor and Mortgagee pursuant to this mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

If Mortgagor shall fully perform all obligations, covenants and agreements of this mortgage, and of the note secured hereby, then this mortgage and all assignments herein contained shall be null and void; otherwise to remain in full force and effect.

This mortgage shall inure to and bind the heirs, legatees, devisees, administrators, executors, successors and assigns of the parties hereto. Wherever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of

*John M. Dillard*  
John M. Dillard  
*Frances B. Holtzclaw*  
Frances B. Holtzclaw

*J. E. Fontaine*  
J. E. FONTAINE (L. S.)  
*F. Towers Rice*  
F. TOWERS RICE (L. S.)  
PARTNERS DOING BUSINESS AS  
CHICK-HAMPTON CO. (L. S.)  
..... (L. S.)

State of South Carolina,  
County of GREENVILLE }

PERSONALLY appeared before me John M. Dillard

and made oath that he saw the within named J. E. Fontaine and F. Towers Rice, Partners doing business as Chick-Hampton Co. sign, seal and as their act and deed, deliver the within written Deed; and that he with Frances B. Holtzclaw witnessed the execution thereof.

SWORN to before me this 18th day of October, 19 71

*Frances B. Holtzclaw*  
Notary Public for South Carolina  
My commission expires 9/15/79

*John M. Dillard*  
John M. Dillard

Renunciation of Dower.

State of South Carolina,  
County of GREENVILLE }

I, Frances B. Holtzclaw a Notary Public for South Carolina, do hereby certify unto all whom it may concern, that Mrs. Ruby E. Fontaine & Claire F. Rice J.E. Fontaine & F. Towers Rice 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 or persons whomsoever, renounce, release and forever relinquish unto the within named The Prudential Insurance Company of America, its successors and assigns, all her interest and estate, and also all her right and claim of dower, of, in, or to all and singular the premises within mentioned and released.

*Ruby E. Fontaine*  
Ruby E. Fontaine  
Given under my hand and seal, this 18th day of October, 19 71  
*Claire F. Rice*  
Claire F. Rice

*Frances B. Holtzclaw*  
Notary Public for South Carolina (L. S.)  
Frances B. Holtzclaw  
My commission expires 9/15/79