

And said mortgagor agrees to keep the building and improvements now standing or hereafter erected on the premises and any and all apparatus, fixtures and appurtenances now or hereafter in or attached to said building or improvements insured against loss or damage by fire and such other hazards as the mortgagee may from time to time require...

In case of default in the payment of any part of the principal indebtedness, or of any part of the interest, at the time the same becomes due, or in the case of failure to keep insured for the benefit of the mortgagee the houses and buildings on the premises against fire and such other hazards as the mortgagee may require, as herein provided, or in case of failure to pay any taxes or assessments to become due on said property within the time required by law...

And it is further covenanted and agreed that in the event of the passage, after the date of this mortgage, of any law of the State of South Carolina deducting from the value of land, for the purpose of taxing any lien thereon, or changing in any way the laws in force for the taxation of mortgages or debts secured by mortgage for State or local purposes...

And in case proceedings for foreclosure shall be instituted, the mortgagor agrees to and does hereby assign the rents and profits arising or to arise from the mortgaged premises as additional security for this loan, and agrees that any Judge of jurisdiction may, at chambers or otherwise, appoint a receiver of the mortgaged premises...

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these Presents, that if the said mortgagor, does and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid with interest thereon, if any be due according to the true intent and meaning of the said note...

AND IT IS AGREED by and between the said parties that said mortgagor shall be entitled to hold and enjoy the said Premises until default shall be made as herein provided.

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 number shall include the plural...

WITNESS our hands and seals this 30th day of April in the year of our Lord one thousand, nine hundred and seventy-four and in the one hundred and ninety-eighth year of the Independence of the United States of America.

Signed, sealed and delivered in the Presence of: Carolyn G. Bagwell, Dell R. Owens

Edwin Eugene Clayton (Same as Edwin E. Clayton), Debra R. Clayton

The State of South Carolina, Greenville County, PERSONALLY appeared before me Carolyn G. Bagwell and made oath that S he saw the within named Edwin Eugene Clayton & Debra R. Clayton sign, seal and as our act and deed deliver the within written deed, and that S he with Dell R. Owens witnessed the execution thereof.

Sworn to before me, this 30th day of April 19 74 of Dell R. Owens (L.S.) My commission expires: 6-21-82

Carolyn G. Bagwell

The State of South Carolina, Greenville County, I, Dell R. Owens, do hereby certify unto all whom it may concern that Mrs. Debra R. Clayton the wife of the within named Edwin Eugene Clayton (Same as Edwin E. Clayton) 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 South Carolina National Bank, Greenville, S. C., its heirs, successors and assigns, all her interest and estate and also her right and claim of Dower, in, or to all and singular the Premises within mentioned and released.

Given under my hand and seal, this 30th day of April A. D. 1974 of Dell R. Owens (L.S.) My commission expires: 6-21-82

Debra R. Clayton

RECORDED MAY 2 '74 27714

4328 RV-2