...Mortgagor further covenants and agrees as follows:

1. That he will keep the improvements now existing or hereafter erected on the mortgaged property continuously insured as may be required from time to time by the Mortgagee against loss by fire and other hazards, casualties and contingencies in such amounts and for such periods as may be required by the Mortgagee and will pay promptly when due any premiums on such insurance for the payment of which provision has not been made hereinabove. All insurance shall be carried in companies approved by the Mortgagee and the 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 loss Mortgagor will give immediate notice by mail to the Mortgagee, who may make proof of loss if not made promptly by Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to the Mortgagee instead of to the Mortgagor and Mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. In event of foreclosure of this mortgage or other transfer of title to the mortgaged property in extinguishment of the indebtedness 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.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property in good repair and will not commit or suffer any waste of the mortgaged property. That the buildings, meters, machinery, fixtures, appliances and all other equipment attached to the mortgaged property or used in connection therewith, whether or not owned by the Mortgagor, shall be kept in good repair and working order and that all parts, units, replacements and additions thereto shall be subject to the lien of this mortgage. That the Mortgagee may enter upon the mortgaged property at all reasonable times to inspect the condition thereof. That no material alterations in the mortgaged property shall be made without the consent of the Mortgagee. That in case of default in any of the foregoing covenants, the Mortgagee may, at its option, make such repairs as in its discretion it may deem necessary for the proper preservation of the mortgaged property and all sums paid therefor by the Mortgagee shall be added to the indebtedness secured by this mortgage and shall be due and payable immediately without demand and shall bear interest at the same rate as the principal indebtedness.

3. That it will pay when due all taxes, public assessments, and other governmental or municipal charges, fines or impositions against the mortgaged premises. That it will comply with all governmental and municipal laws and regulations affecting the mortgaged premises.

4. That it hereby assigns all rents, issues and profits of the mortgaged premises from and after any default hereunder, and agrees that, should legal proceedings be instituted pursuant to this mortgage, any receiver hereafter appointed may, at Once, but without notice, without regard to the adequacy of the security for the indebtedness hereby secured, enter upon and take possession of the mortgaged premises, and shall apply the proceeds of the rents, issues and profits, after deducting all charges and expenses attending such proceedings and the execution of its trust as receiver, a sum equal to a reasonable rental for the use and occupation of the mortgaged premises during the pendency of such proceedings, and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits, and the payment of the debt secured hereby.

5. 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 Mortgagor 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, the Mortgagee may recover in such proceedings all costs incurred therein, including reasonable attorney's fees, and any such attorney's fees and other costs incurred by the Mortgagee shall be secured by this mortgage and shall be due and payable upon demand of the Mortgagee, with interest thereon at the rate specified in the note secured hereby. Any delay or forbearance by the Mortgagee in exercising any right hereunder shall not affect or impair the rights of the Mortgagee nor be a waiver of any default hereunder.

6. That the Mortgagee shall have the right to assign its interest in this mortgage and the note secured hereby, and in the event of such assignment, the Mortgagor shall pay to the assignee all the sums, indebtedness and covenants of the mortgage and of the note secured hereby, that then this mortgage shall be void and of no effect, otherwise to remain in full force and effect.

7. That the Mortgagor shall not sell, convey or transfer the mortgaged property without the written consent of the Mortgagee, and that any such sale, conveyance or transfer without such consent shall, at the option of the Mortgagee, render the entire indebtedness secured hereby immediately due and payable.

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 Mortgagor's hand and seal this 17th day of July 19 75

SIGNED, sealed and delivered in the presence of

Wayne A. Hall (SEAL)
Edward R. Hamer (SEAL)
(SEAL)
(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 its act and deed deliver the within written mortgage deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of July 1975
Edward R. Hamer (SEAL)
Notary Public for South Carolina
My Commission Expires 9-3-79

Wayne A Hill

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, 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(s) and the mortgagee's heirs or successors and assigns, all her interest 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 hand and seal this 17th day of July 1975.
Edward R. Hamer (SEAL)
Notary Public for South Carolina
My commission expires 9-3-79

Kathy S. Hamer

RECORDED JUL 18 '75 at 12:08 P.M. 1571

4328 RV.2

Mortgage of Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

TO

Waco F. Childers, Jr.

Ralph V. Burgess and
Betty C. Frady Burgess

I hereby certify that the within Mortgage has been this 18 day of July 1975 at 12:08 P.M. recorded in Book 1328 of Mortgages, page 261

Register of Mesne Conveyance, Greenville County

$ 15,000.00
W.I. Nabell & Co., Office Supplies, Greenville, S. C.
Form No. 112

Lot 115 W. Dorchester Blvd. Sec. 1 "Belle Meade"