

The Mortgagor further covenants and agrees as follows:

1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs, and other expenses...

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...

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...

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.

5) 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 instrument, any judge having jurisdiction may, at Chambers or otherwise, appoint a receiver of the mortgaged 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 Mortgagor to the Mortgagee shall become immediately due and payable...

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 meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage...

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.

WITNESS the Mortgagor's hand and seal this 31 day of October 19 74

SIGNED, sealed and delivered in the presence of:

Handwritten signatures and seals of witnesses and the mortgagor, including names like 'H. J. Martin' and 'Joe O. Charping'.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagor(s) sign, seal and as the mortgagor(s) act and deed, deliver the within written Mortgage, and that she with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31 day of October 19 74.

Notary Public for South Carolina My commission expires: 11/12/79

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

PURCHASE MONEY MORTGAGE 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 whatsoever, renounce, release and forever relinquish unto the mortgagor(s) and the mortgagor(s)'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 31 day of October 19 74.

Notary Public for South Carolina My commission expires:

RECORDED OCT 31 '74 11:57

RECORDING FEE \$2.50

WILKINS & WILKINS ATTORNS STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE X11257X

OCT 31 1974 H. J. MARTIN JOE O. CHARPING

HOLLY TREE PLANTATION, A LIMITED PARTNERSHIP.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 31st day of October 19 74 at 1:57 P. M. recorded in Book 1326 of Mortgages, page 626. As No. 11257.

Register of Means Conveyance Greenville County WILKINS & WILKINS, Attorneys At Law Greenville, S. C. \$8,075.00

Lot 42 Holly Tree Lane, "Holly Tree Plantation" Phase II Sec. II