

The Mortgagor herein, its successors or assigns, does hereby appoint the noteholder as its agent for the performance of any obligation of said Mortgagor in any lease affecting the mortgaged premises provided however that any such acts by said noteholder shall be solely at its option and election and for purposes of protecting its security interest in the mortgaged premises. This paragraph shall apply to all leases affecting the property described herein, including without limitation that certain lease between Dave C. Gunter, Lessor, and Donald B. Hite, Lessee, dated September 26, 1974.

33. The debt secured hereby is in renewal and extension but not in extinguishment of that certain indebtedness in the amount of \$75,000.00 evidenced by a First Mortgage Real Estate Note dated May 10, 1974, executed by Dave C. Gunter and wife, Doris B. Gunter, payable to SOUTHLAND LIFE INSURANCE COMPANY and secured by a Mortgage of Real Estate of even date therewith recorded in Real-Estate Mortgage Book 1310, Page 35, Greenville County, South Carolina.

IN WITNESS WHEREOF, this mortgage has been duly executed by the Mortgagor the day and year first above written.

IN THE PRESENCE OF:

Stephen B. Kunkel
WITNESS

Dave C. Gunter
DAVE C. GUNTER

Doris B. Gunter
WITNESS

WITNESS

WITNESS

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Before me, the undersigned authority, on this day personally appeared DAVE C. GUNTER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 12th day of December, A.D. 1974.

Stephen B. Kunkel
Notary Public in and for Greenville
County, South Carolina
My Commission Expires: 11/19/79

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