

The Mortgagor further covenants and agrees as follows:

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

(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...

(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 intent 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 17 day of February 1975.

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of Mortgagor and witnesses, with seals.

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 17 day of February, 1975.

Handwritten signature of Notary Public for South Carolina.

My commission expires: 3/6/84

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER
None Required

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, release and forever relinquish unto the mortgagor(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

day of 19

SEAL

Notary Public for South Carolina.
My commission expires:

RECORDED FEB 18 '75 19282
At 4:16 P.M.

I hereby certify that the within Mortgage has been this 18th day of February 1975 at 4:16 P.M. recorded in Book 1333 of Mortgages, page 343.
Register of Means Conveyance Greenville County
LATHRWOOD, WALKER, TODD & MANN
Attorneys at Law
Greenville, South Carolina
Lot 3 Springbrook Dr. Gantt Tp

Mortgage of Real Estate

ALBERT Q. TAYLOR, JR.

TO

DANIEL D. AYERS

COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA

FEB 18 1975

19282