The Mortgagor further covenants and agrees as follows:

1. That [illegible] the Mortgagor [illegible] and that it will warrant and forever defend all and singular the said premises unto the Mortgagee from and against the Mortgagor and all persons whomsoever lawfully claiming or to claim the same or any part thereof.

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, in an amount not less than $ [illegible] or such amounts as may be required by the Mortgagee, and that it will deliver to the Mortgagee, as soon as issued, policies showing compliance with the foregoing requirement. The insurance carrier providing the insurance shall be chosen by Mortgagor subject to approval by Mortgagee; provided, that such approval shall not be unreasonably withheld. 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 all insurance policies then in force shall pass to the purchaser or grantee.

3. That it will keep all improvements now existing or hereafter erected on the mortgaged property in good repair and will not commit or suffer any waste of the premises and will not demolish or remove any improvements thereon without the written consent of the Mortgagee. In addition, it will comply with all requirements of law or municipality or other governmental authority with respect to the mortgaged premises and the use thereof, and will promptly repair, restore, replace or rebuild any building now or hereafter on the mortgaged premises which may become damaged or destroyed, and will pay when due all claims for labor performed and materials furnished therefor. Mortgagee shall have the right to enter upon the premises at all reasonable times to inspect the condition thereof, and if Mortgagor fails to keep the improvements in good repair, Mortgagee may make such repairs as Mortgagee deems advisable. All expenditures made by Mortgagee in connection with any such repairs or to protect the security hereof, including reasonable attorneys' fees, shall be added to the indebtedness secured by this mortgage and shall be immediately due and payable by Mortgagor to Mortgagee.

4. 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 with respect to 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 mortgage, or should Mortgagee, without instituting such proceedings, at any time after default hereunder, appoint a receiver of the mortgaged premises, such receiver may enter upon, take and maintain possession of all or any part of the premises and operate the same and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event a receiver is appointed by the Court, and after deducting all charges and expenses attending such proceedings and the execution of its trust as receiver, shall apply the residue of the rents, issues and profits toward the payment of the debt secured hereby.

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, and this mortgage may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party of any suit involving the Mortgagor or the mortgaged premises, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by suit or otherwise, all costs and expenses incurred by the Mortgagee, including reasonable attorneys' fees, shall be paid by the Mortgagor, and shall be secured hereby, and may be collected and included in any judgment or decree entered in such proceedings.

7. That the Mortgagor shall hold and enjoy the premises above conveyed until there shall be 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, and of the note secured hereby, that then this mortgage and the estate hereby created shall cease, determine and become void, otherwise to remain in full force and virtue.

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 22nd day of August, 1975.

SIGNED, sealed and delivered in the presence of:

[illegible] [illegible] (SEAL)

[illegible] (SEAL)

[illegible] (SEAL)

[illegible] (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(s) sign, seal and as the mortgagor(s) act and deed, deliver the within written Mortgage, and that (s)he with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 22nd day of August, 1975.

[illegible] (SEAL)

Notary Public for South Carolina
My commission expires: 10-30-78

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(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 22nd day of August, 1975.

[illegible] (SEAL)

Notary Public for South Carolina.
My commission expires: 10-30-78

RECORDED AUG 19 '75 At 9:50 A.M.

671

LEATHERWOOD, WALKER, TODD & MANN
STATE OF SOUTH CAROLINA
COUNTY OF Greenville

671

William James Black

TO

Albert O. Taylor, Jr.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this 9th day of July, 19 75 at 9:50 A.M. recorded in Book 1343 of Mortgages, page 479 as No. 6734

Register of Mesne Conveyance, Greenville County

$ 5,000.00
LEATHERWOOD, WALKER, TODD & MANN
Attorneys at Law
Greenville, South Carolina

11.56 Acs. less part Oaklawn
Tp

4328 RV.2