

The Mortgagee further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagee's interest in the premises described in the mortgage and the proceeds of any sale of the premises and the proceeds of any insurance policy on the premises and the proceeds of any other source of funds which may be applied to the payment of the mortgage debt and shall be a first lien in priority on the premises and the proceeds of any sale of the premises and the proceeds of any insurance policy on the premises and the proceeds of any other source of funds which may be applied to the payment of the mortgage debt.
2. That it will keep the improvements now existing or hereafter created on the mortgaged premises insured by fire and any other hazards specified by the Mortgagee in writing and the cost of such insurance shall be paid by the Mortgagee and the Mortgagee shall have the right to cancel any such policy and to require the Mortgagee to obtain a new policy and to pay the cost of such new policy.
3. That it will keep all improvements now existing or hereafter created on the mortgaged premises in good repair and in the case of any destruction thereof it will cause the same to be reconstructed or repaired without interruption and shall at all times cause the Mortgagee to have the mortgaged premises insured against fire and other hazards and to pay the cost of such insurance and to charge the expenses for such repairs or the completion of such reconstruction to the mortgage debt.
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. That it will comply with all governmental and municipal laws and regulations affecting 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 the Mortgagee's request, appoint a receiver of the mortgaged premises, with full authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable rental to be fixed by the Court in the event said premises are occupied by the Mortgagee 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 Mortgagee 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 this mortgage or the title to the premises, described hereon, or should the debt secured hereby, or any part thereof, be placed in the hands of any attorney at law for collection, by court or otherwise, all costs and expenses incurred by the Mortgagee, and reasonable attorney's fees, shall thereupon become due and payable immediately or, in default of the Mortgagee, as a part of the debt secured hereby, and may be recovered by the Mortgagee.
7. That the Mortgagee shall hold and pay the proceeds of any sale of the mortgaged premises in the order specified in the note secured hereby. If the proceeds of such sale are not sufficient to pay the debt secured hereby, and the balance of the proceeds of the mortgage, and of the note secured hereby, that then this mortgage shall be entirely discharged and there shall remain in full force and effect.
8. That the covenants herein contained shall bind, and the benefits and advantages shall accrue to, the heirs, assigns, executors, administrators, successors and assigns of the parties hereto. When referred, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagee's hand and seal this 10TH day of JULY 1975

SIGNED and delivered in their presence

Cheryl A. Donohue (Signature)
 WILLIAM F. FINNELL (Name) SEAL

Grace A. Finnell (Signature)
 GRACE A. FINNELL (Name) SEAL

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE } PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named mortgagee sign, seal and execute and deliver the within written instrument and that she with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10TH day of JULY 1975

Cheryl A. Donohue (Signature)
 Notary Public for South Carolina
 My Commission Expires 8-14-79

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, witness of the above named mortgagee, respectively, did this day appear before me, and on being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, duress or fear of any person, wrongfully or otherwise, release and forever relinquish into the mortgagee, and the mortgagee's heirs or assigns, all her interest and estate, and all her right and claim of dower, in and to all and singular the premises within mentioned and referred to.

GIVEN under my hand and seal this 10TH day of JULY 1975.

Grace A. Finnell (Signature)
 GRACE A. FINNELL (Name) SEAL

Notary Public for South Carolina
 My Commission Expires 8-14-79

JUL 11 1975 At 9:34 A.M. # 886

WILLIAM F. FINNELL
 AND GRACE A. FINNELL

BENNETT VINSON
 TO

Mortgage of Real Estate

I hereby certify that the within Mortgage has been
 this 11th day of July
 1975 at 9:34 A.M. recorded in
 book 1343 of Mortgages, page 727
 At No. 886

Recorder of Mortgages, Greenville County
 \$ 14,000.00
 W.A. Smith & Co., Office Supplies, Greenville, S.C.
 Form No. 112
 186.06 Acq. F. Georgia Rd. M.V. 22

State of South Carolina
 County of Greenville
 Eale, Gorman and Crayton, Attorneys
 JUL 11 1975
 X 886 X

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JUL 2 1975