the Mortgagor further covenants and agrees as follows:

1. That the mortgagor shall keep the Mortgaged premises free from all liens and encumbrances inferior to the lien of this mortgage, except taxes for the current year, not yet due and payable. The Mortgagee may, at its option, make any payment or do any act required herein to be made or done by the Mortgagor in accordance with the terms hereof, or to protect the security hereof, and any such payment or action shall be added to the debt secured hereby, and be immediately due and payable, and bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing.

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 such other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such 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, and that it will pay all premiums therefor when due, and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

3. That it will keep the improvements now existing or hereafter erected on the mortgaged premises in good repair, and in the event of a partial loss or damage, it will promptly repair, restore or replace the same in a good and workmanlike manner, or to the extent of the proceeds of any such insurance, shall be used for such purpose, make whatever repairs or improvements, including the completion of any construction in which it may be engaged, as may be required by the Mortgagee, and pay the cost of such repairs or the cost of such construction 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, at Chambers or otherwise, 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 attorney's fee to be fixed by the Court in the event said premises are occupied by the mortgagor and after deducting all charges and expenses attendant upon such proceeding 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 this Mortgage or the title to the premises described herein, 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, and a reasonable attorney's fee, shall thereupon become due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be recovered and collected hereunder.

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. If the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage and of the note secured hereby, then this mortgage shall be utterly null and 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 30 day of July, 1975

SIGNED, sealed and delivered in the presence of

Patricia Thatman — Wadsworth E. Hagerty (SEAL)

Roberta L. Hagerty (SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF

PROBATE

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

SWORN to before me this 30 day of July, 1975

(SEAL)

Notary Public for South Carolina
My Commission Expires: My Commission Expires March 28, 1983

STATE OF SOUTH CAROLINA
COUNTY OF

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 30 day of July, 1975

Roberta L. Hagerty

(SEAL)

Notary Public for South Carolina
My commission expires: My Commission Expires March 28, 1983

1435

RECORDED JUL 30 1975 at 3:00 P.M.

Mortgage of Real Estate

I hereby certify that the within Mortgage has been recorded this 30 day of July, 1975 at 3:00 P.M. recorded in Book 1264 of Mortgages, page 90, R.M.C. No. 41625

Register of Mesne Conveyance, Greenville County

$ 7,560.00

W. A. Seyle & Co., Office Supplies, Greenville, S. C.
Form No. 112

Lot 37 Pinehurst Dr., "Cedar Terrace"

TO

Wallace Lee Hagerty
11 Pinehurst Street
Greenville, S. C. 29601

RECORDED
JUL 30 1975
at 3:00 P.M.

RECORDING FEE
$ 3.25

STATE OF SOUTH CAROLINA
COUNTY OF

Wallace Lee Hagerty
Roberta L. Hagerty
11 Pinehurst Drive
Greenville, South Carolina

RV-2

8227