

3. The Mortgagor further covenants to pay to the Mortgagee or to the holder of the note or mortgage, or to the trustee, if any, for the time being, all taxes, assessments, and other charges which may be levied or assessed against the premises described in the note or mortgage, and to pay to the Mortgagee, or to the holder of the note, or to the trustee, if any, for the time being, all expenses of insurance, maintenance, repair, and preservation of the premises, and to pay to the Mortgagee, or to the holder of the note, or to the trustee, if any, for the time being, all expenses of collection, including attorney's fees, and to pay to the Mortgagee, or to the holder of the note, or to the trustee, if any, for the time being, all expenses of foreclosure, including attorney's fees.

It is agreed that the Mortgagor shall hold and enjoy the premises above described until there is a default under this mortgage or in the note secured hereby. But the following is the agreement that if the Mortgagor shall fully perform all the terms, conditions, and covenants of this mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void otherwise to remain in full force and virtue. 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. The Mortgagor waives the benefit of any appraisal laws of the State of South Carolina. Should any legal proceedings be instituted for the foreclosure of this mortgage, or should the Mortgagee become a party to 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 an attorney at law for collection by suit or otherwise, all costs and expenses, including attorney's fees incurred by the Mortgagee, and a reasonable attorney's fee, shall then be, and may be, recovered and collected hereunder.

The covenants herein contained shall bind the parties and their heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands and seals this 7th day of August 1975

Signed, sealed, and delivered in presence of:

Linda D. Forrester
Jack H. Mitchell III

Melvin T. Burton SEAL
Melvin T. Burton

Mary S. Burton SEAL
Mary S. Burton SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE {

Personally appeared before me and made oath that he says the within named sign, seal, and as their with, Linda D. Forrester

Jack H. Mitchell, III
Melvin T. Burton and Mary S. Burton
do and did deliver the within deed, and that deponent,
expressed the execution thereof.

Jack H. Mitchell III
Jack H. Mitchell, III

Sworn to and subscribed before me this 7th day of August 1975

day of August 1975

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE {

RENUNCIATION OF DOWER

I, Linda D. Forrester
for South Carolina, do hereby certify unto all whom it may concern that Mrs. Linda D. Forrester, the wife of the within-named Collateral Investment Company, and the day appear before me, and, 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 or persons, whomsoever, renounce, release, and forever relinquish unto the within-named Collateral Investment Company, its successors and assigns, all her interest and estate, and the right, title, and claim of dower of, in, or to all and singular the premises within mentioned and released.

, a Notary Public in and
Mary S. Burton
Melvin T. Burton

Given under my hand and seal this

7th

Mary S. Burton SEAL
Mary S. Burton day of August 1975

Received and properly indexed in
and recorded in Book this
Page County, South Carolina

day of

1975

Clerk