

The Mortgagor further covenants and agrees as follows:

1. That this mortgage shall secure the Mortgagor, the such further sums as may become due and owing at the time of the payment of the principal sum, interest thereon, and all other amounts due under this instrument, and that this instrument shall also secure the Mortgage for any further loans, advances or extensions of credit that may be made by the Mortgagor, and that the total amount due thereon and the cost of collection, including attorney's fees, shall be paid by the Mortgagor, and that the interest on such further loans, advances or extensions of credit shall bear interest at the same rate as the mortgage debt and shall be payable in arrears as the Mortgage unless otherwise provided in writing.

2. That it will keep the improvements now existing or hereafter erected on the mortgaged property in such a condition to be kept in case to time by the Mortgagor, in no worse condition than the property at the time of the original construction, and to repair or make good any damage as may be required by the Mortgagor, and in companies acceptable to him, of such persons and to whom it shall be held by the Mortgagor, and have attracted thereto less payable charges in favor of, and not to be paid by the Mortgagor, until the full payment and discharge of the indebtedness, and that if such holder goes to the Mortgagor, the proceeds of any judgment, or recovered judgment, and the costs and expenses incurred to make payment to a holder due to the Mortgagor, to the extent of the balance owing on the Mortgage debt, whether he or not.

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 is not yet constructed, to be completed without expense to it, and shall not release the Mortgagee, at its option, from any expenses, whatever, necessary in connection with any construction work underway, and shall bear the expenses for such repairs or the completion of such construction to the satisfaction of the Mortgagee.

4. That it will pay, when due, all taxes, public assessments, and other governmental or town and 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 free and after any default herein, and agrees that, should legal proceedings be instituted pursuant to this instrument, any judge having jurisdiction over it, or his or her commissioners appointed receiver of the mortgaged premises, shall have authority to take possession of the mortgaged premises and collect the rents, issues and profits, including a reasonable salary to be fixed by the Court in the event such premises are occupied by the mortgagor, and after deducting all charges and expenses attending 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 as need 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 be immediately due and payable, and this instrument may be foreclosed. Should any legal proceedings be instituted for the foreclosure of this instrument, should the Mortgagor become a party to any suit involving this Mortgage or the title to the premises, he shall remain bound by the documents herein, and part and parcel of the body of any attorney-at-law for the Plaintiff or the defense, all costs and expenses incurred by the Mortgagor, and reasonable compensation for all attorney fees, the costs of suit, and the expenses in the opinion of the Mortgagor, as a part of the debt so sued for, and shall be recovered and collected as such.

7. That the Mortgagee shall hold over the mortgaged premises until paid under this instrument, or the note, and further, that the holding of the mortgaged premises by the Mortgagee shall not affect, and the term, conditions and covenants of this mortgage, and of the note secured hereby, shall be entirely valid and valid, otherwise to remain in full force and effect.

8. That the witness signatures, signed shall be, and the witness shall attest all owing to the respective heirs, executors, administrators and trustees and of the testator, to whom, or to whom all in title do belong, the plural the singular, and the use of the gender shall be applicable to all persons.

WITNESS the Mortgagee has and does this

22 day of July 1975

SIGNED sealed and delivered in the presence of

*Margaret H. Buckminster*

*Bethany Burton*

SEAL

SEAL

SEAL

SEAL

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

PROBATE

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that I saw the within named Notary Public seal and affix and did affix the within Notary Public seal and that she, with the other witness, subscribed above, witnessed the execution thereof.

SWORN to before me this, 22 day of July 1975

*Margaret H. Buckminster*  
Notary Public for South Carolina  
My Commission Expires 7-24-76

SEAL

*D. R. Burton*

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 witness of the above named Notary Public, respectively, did this day appear before me, and each upon being properly sworn, solemnly affirmed, and declared that she does, freely, voluntarily, and without my compulsion, draw or take of any person whomsoever, her dower, legacy, and bequest, in respect of the mortgagor and the mortgagor's heirs or successors and assigns, all her interest and estate, and all her right and claim of dower, drawn to her and singular the premises wherein mentioned, and her dower.

GIVEN under my hand and seal this

day of July 1975  
*Margaret H. Buckminster*  
Notary Public for South Carolina  
My Commission Expires 7-24-76 REC'D. BY: 185 at 12:00 PM 4-19

Mortgage of Real Estate

✓ STATE OF SOUTH CAROLINA  
COUNTY of Greenville

DAVID RAY BURTON  
Notary Public  
My Commission Expires 7-24-76

TO

Southern Bank and Trust Company  
Piedmont, S. C.

I hereby certify that the within Mortgage has been  
paid in full, date of August 1975  
and recorded in the Register of Mortgages, page 100  
in the County of Greenville, S. C.  
W. A. NICHOLS CO., Office Supplies, Greenville, S. C.  
Room No. 102  
\$1,750.00  
noticing, 4 Liberty St.,  
pied, Mr. G. Co. Village, repre-  
sented.