14. That in the event this mortgage shall be foreclosed, the Mortgagee [illegible] 45-88 through 45-90.1 of the 1962 Code of Laws of North Carolina as amended [illegible]

THE MORTGAGEE COVENANTS AND AGREES AS FOLLOWS:

1. That should the Mortgagor prepay a portion of the indebtedness secured by this mortgage [illegible] payment of payments as required by the aforesaid promissory note or any prepayment [illegible] payments as possible, in order that the principal debt will not be held [illegible]

2. That the Mortgagor shall hold and enjoy the above described premises [illegible] the mortgage on the note secured hereby, and it is the true intent and meaning of this instrument 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 [illegible] shall be null and void and of no effect, otherwise to remain in full force and virtue.

It is mutually agreed that if there is default in any of the terms [illegible] 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 mortgage may be foreclosed. Should any legal proceeding be instituted [illegible] this mortgage or should the Mortgagee become a party to any suit involving this mortgage or the title to the premises covered hereby, or should the debt secured hereby or any part thereof be placed in the hands of an attorney at law for collection upon default, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon be due and payable, payable on demand, at the option of the Mortgagee, as a part of the debt secured thereby, and may be recovered and collected hereunder.

It is further agreed that the covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, grantees 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 hand and seal of the Mortgagor this 22th day of August, 19 75

Signed, sealed and delivered in the presence of

Carolina Investment Management Corporation

By: President (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

~~Jack L. Walker, Individually~~

~~Charles W. Luedtke, Individually~~

State of South Carolina
COUNTY OF GREENVILLE

PROBATE

PERSONALLY appeared before me Sidney J. Rosen and made oath that he saw the within named Carolina Investment Management Corporation by its duly authorized officers, sign, seal and as its act and deed deliver the within written mortgage deed and that he with Bill B. Bozeman witnessed the execution thereof.

SWORN to before me this the 22nd day of August, A.D. 19 75.

Notary Public for South Carolina (SEAL)

My Commission Expires 8-14-79

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, , a Notary Public for South Carolina, do hereby certify unto all whom it may concern that the undersigned wife of the above named mortgagor, this day appeared 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 whomsoever, renounce, release and forever relinquish unto the mortgagee, its successors and assigns, all her interest and estate, and also her right of dower, in or to all the premises mentioned and described herein.

GIVEN under my hand and seal, this

day of , A.D. 19

(SEAL)

Notary Public for South Carolina

My Commission Expires

4328 RV.2