

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes...

(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 any other hazards specified by Mortgagee...

(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 will continue construction until completion without interruption...

(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.

(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...

(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...

(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. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage...

(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.

IN WITNESS WHEREOF, the said mortgagor has caused its corporate seal to be hereunto affixed and these records to be subscribed by its duly authorized officers on this the 25th day of May 1976

Signed Sealed and Delivered in the presence of: [Signature]

BROWN ENTERPRISES OF S. C., INC. (L.S.) By: [Signature] Vice-President and Secretary

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named Corporation, by its duly authorized officers, sign, seal and as the mortgagor's act and deed deliver the within written instrument and that she, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of May 1976

[Signature] Notary Public for South Carolina My commission expires 4-7-80

[Signature]

RECORDED JUN 10 '76 At 3:38 P.M.

32231

Register of Meuse Conveyance of Greenville County WILLIAMS & HENRY Attorneys at Law Greenville, S. C. \$ 2,133.33 Lot 66, Kings Acres

I hereby certify that the within Mortgage has been this 10th day of June 1976 at 3:38 P.M. recorded in Book 1369 of Mortgages, page 869

Mortgage of Real Estate By a Corporation

KING ACRES, Inc.

TO

Brown Enterprises of S. C., Inc.

WILLIAMS & HENRY, ATTYS. JUN 10 1976 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE 32231

32231